

**Tax Increment Financing  
Reinvestment Zone #4  
Downtown Area**

**Wichita Falls, Texas**

**PROJECT AND FINANCIAL PLAN**



**Prepared by:**

**City of Wichita Falls  
In Conjunction With the  
TIF #4 Citizens Advisory Committee**

**March 2015**



# **PROJECT AND FINANCIAL PLAN**

## **TAX INCREMENT FINANCING REINVESTMENT ZONE #4**

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# **PROJECT PLAN & FINANCIAL PLAN**

## **TAX INCREMENT FINANCING REINVESTMENT ZONE #4 WICHITA FALLS, TEXAS**

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Downtown Wichita Falls Development, Inc. (DWFD, Inc.)

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# **PROJECT PLAN**

## **TAX INCREMENT FINANCING - REINVESTMENT ZONE #4**

### **WICHITA FALLS, TEXAS**

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#### **I. PREFACE**

Tax Increment Financing (TIF) provides an opportunity for the increasing tax base of a defined area to generate funding for needed infrastructure and to further generate new development. Downtown Wichita Falls is considered to have long-term revitalization potential and represents the original townsite and heart of our city. However, even after decades of initiatives some areas in downtown are still lagging developmentally and may be considered underserved with old infrastructure (e.g. sidewalk/street layouts, utilities, etc.) and faulty lot layout/size. The area is in transition from vacant land and light industrial uses to active commercial/mixed use development.

#### **II. ELIGIBILITY**

Section 311.005. *Criteria for Reinvestment Zone* of the Texas Municipal Code outlines the means and criteria for the creation of a zone. The Wichita Falls Reinvestment Zone #4 or Downtown TIF meets the regulations utilizing subsections (1) and (2) stating that:

*“(a) To be designated as a reinvestment zone, an area must:*

*(1) substantially arrest or impair the sound growth of the municipality creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:*

*(A) a substantial number of substandard, slum, deteriorated, or deteriorating structures;*

*(B) the predominance of defective or inadequate sidewalk or street layout;*

*(C) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*

*(D) unsanitary or unsafe conditions;*

*(E) the deterioration of site or other improvements;*

*(F) tax or special assessment delinquency exceeding the fair value of the land;*

*(G) defective or unusual conditions of title;*

*(H) conditions that endanger life or property by fire or other cause; or*

*(I) structures, other than single-family residential structures, less than 10 percent of the square footage of which has been used for commercial, industrial, or residential purposes during the preceding 12 years, if the municipality has a populations of 100,000 or more;*



*(2) be predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality or county;...*

*(a-1) Notwithstanding Subsection (a), if the proposed project plan for a potential zone includes the use of land in the zone in connection with the operation of an existing or proposed regional commuter or mass transit rail system, or for a structure or facility that is necessary, useful, or beneficial to such a regional rail system, the governing body of a municipality may designate an area as a reinvestment zone."*

The area within the proposed reinvestment zone contains substandard, deteriorating buildings and structures. Sidewalks are defective and inadequate throughout the zone. Some lots, related to size, accessibility, or usefulness are faulty and provide challenges to redevelop and reuse. Many buildings neglected or vacant, need improvements due to deterioration and environmental concerns such as the presence of asbestos, which make properties unsafe. Proposed development and redevelopment within the District can provide the funding for street, drainage, and utility improvements that would enhance the area assessed value potential.

### **III. EXISTING CONDITIONS REINVESTMENT ZONE #4**

The proposed TIF #4 reinvestment zone area is bounded along the north by Lincoln Street, to the south by Kell Boulevard (Spur 447) and along the east by Michigan/Lee/BNSF Railroad and to the west by Lamar/Austin/Travis Streets, as described in Section VI – *City Ordinance No. \_\_-2015 Considering Adoption of the TIF #4 Reinvestment Zone*. The zone is 246.41 acres and contains 533 parcels of land. TIF #4 is considered a second-generation reinvestment zone, encompassing other sectors of the downtown core not necessarily included in the former TIF #1, which expired in December 2008. TIF #4 is anticipated to help spur additional redevelopment in the downtown core and assist with some of the recommendations outlined in the 2008 Downtown Master Plan. Figure P-2 illustrates the location of TIF# 4, adjacent TIF# 3 (Eastside area), along with TIF #2 (Lawrence Rd area) and the expired TIF #1 originally developed in 1989.

TIF #4 includes most of downtown Wichita Falls, including numerous historic buildings, including the Depot Square Historic District, the central business district, and four municipal parks. Major public facilities include the Farmer's Market, the Wichita Falls Travel Center, Wichita County Courthouse, The Kemp Center for the Arts and the City's Library/Recreation facility. The zone also includes a portion of the Wichita River and Burlington Northern Santa Fe (BNSF) railroad.

## A. POPULATION

The City of Wichita Falls Planning Division developed population estimates for this reinvestment zone based on information obtained from the City's GIS parcel database, the U.S. Census Bureau (2010 Decennial Census), and the 2013 American Community Survey (ACS) data. The Zone has a very limited concentration of residential development (3.9%) and is broken down with 0.08% as multi-family, high density residential and 3.1% as traditional single-family or duplex residences. In real numbers we found there were 41 residential properties within the Zone; 36 single-family, and 5 multi-family. The 5 multi-family properties represented a total of 79 apartment units; this information was utilized for the population calculation. Some major residential properties within the reinvestment zone include the Holt Hotel Loft Apartments and La Salle Crossing Apartments.

Official 2010 U.S. Census information was used to research population at the census block level. This data indicated residential properties were showing within four (4) block groups which are partially included inside the TIF#4. TIF #4 includes portions of three different census tracts (101, 104, and 111) and four block groups, (101.1, 101.2, 104.2, and 111.2). The ACS data indicates those residents within all 4 block groups are categorized as low to moderate income; the lowest percentage being 67% low to moderate income, up to 89% of the population. Block group 101.1, which makes up the largest block group land area in the Zone, does not have a high enough residential proportion to qualify for Community Development Block Grant (CDBG) funds, except for public improvement projects that will benefit all the other block groups listed.

The method for estimating the population for this project utilized the Census Bureau's 2010 Decennial Census average household size for each type of dwelling (single-family or multi-family) unit and multiplying that figure by the corresponding types of units existing within the zone (36 single-family and 79 multi-family).

36 single-family x 2.54 persons owner occupied units = 91 persons

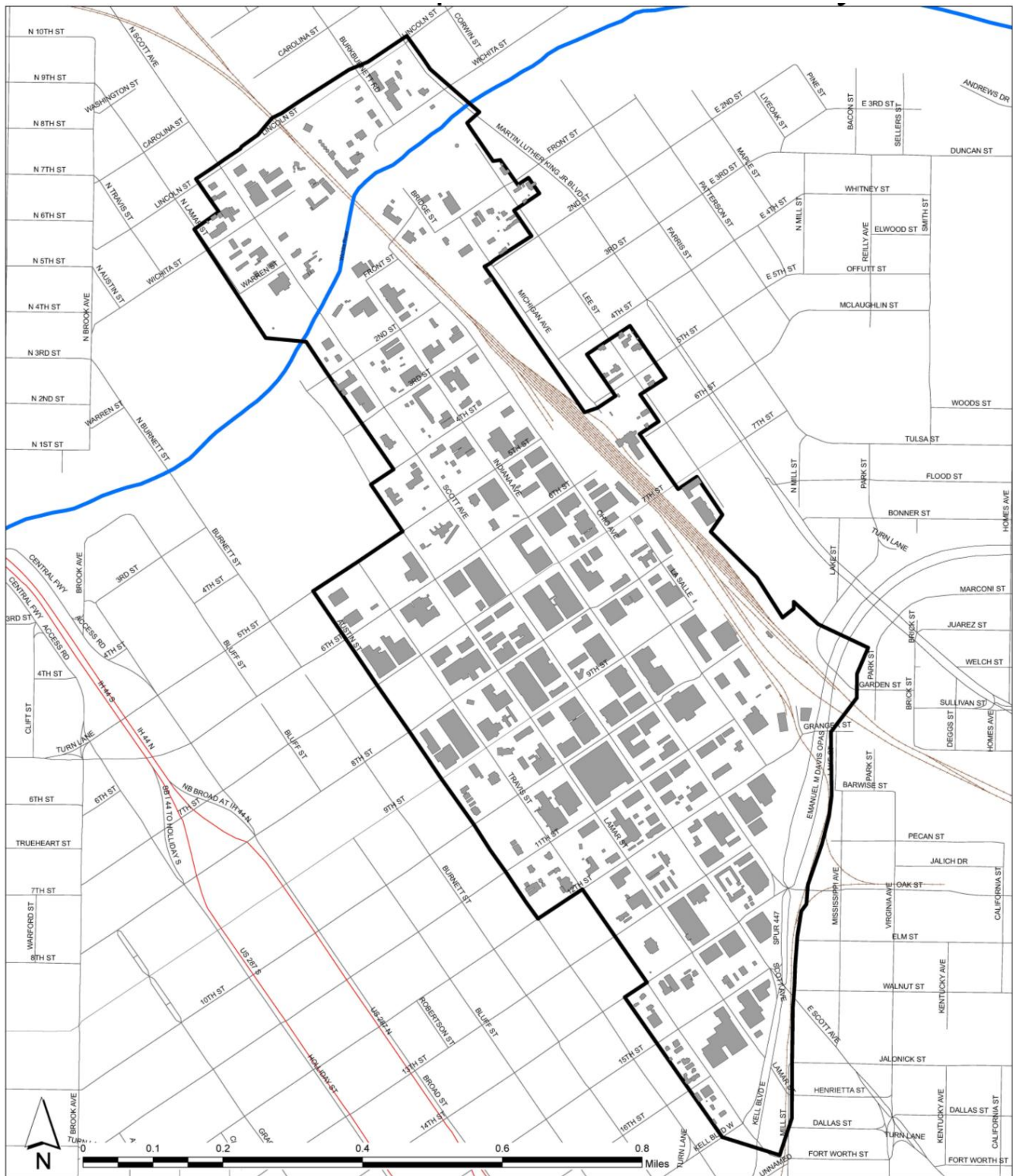
The 2010 Census indicated an average household size of 2.54 persons per owner-occupied unit giving us a total of 91 persons.

79 multifamily dwelling units (5 multi-family properties) x 2.34 persons per renter occupied units = 185 persons.

The 2010 Census indicated an average household size of 2.34 persons per renter-occupied unit totaling 185 persons.

The sum of these two totals gives us the population within the TIF #4 boundary. Therefore the total estimated residential population (excluding day-time population) within the Zone is 276 people.

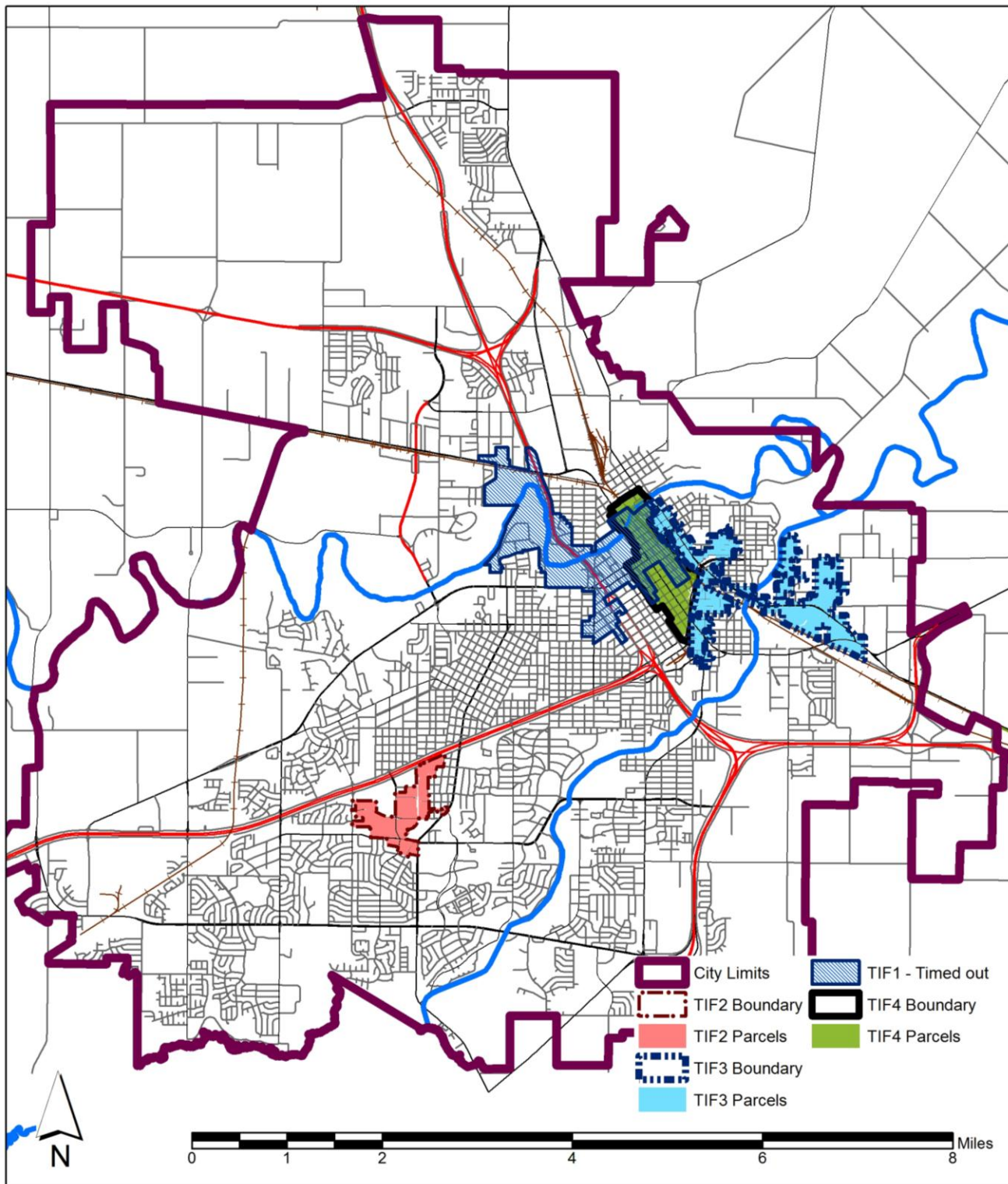
# Figure P-1. TIF Reinvestment Zone #4



## Disclaimer

The City of Wichita Falls has attempted to verify the accuracy of the information contained in the following map at the time of publication. The City of Wichita Falls assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

**Figure P-2. TIF Reinvestment Zones within Wichita Falls**



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## B. BUILDING CONDITIONS

The existing building condition survey was completed in summer/fall 2014 by the Planning Division in conjunction with the Building and Code Compliance Division of the City of Wichita Falls and the Wichita County Appraisal District (WCAD). WCAD monitors building conditions (e.g. foundations, walls, roofs, openings and attachments, etc.) as part of their appraisal process. A phone conversation with one of the property appraisers confirmed their process includes consideration of the same elements as the Building and Code Compliance Division use in evaluating properties but also takes into consideration the age of the structure. Concerning the classification of buildings in this district, we suggest the following ratings which reflect the WCAD conditions index.

1. Excellent/ Good (*New structure to fairly new, no maintenance issues*)
2. Average (*well maintained for its age*)
3. Fair (*has some noticeable deferred maintenance*)
4. Poor (*significant issues with the structure, not maintained*)
5. Vacant property

Staff recommended combining the “Excellent” and “Good” rating to reflect the fact there is no issue concerning the structure. The “Vacant Property” ranking was added to reflect past TIF reinvestment district ratings. The “Vacant Property” includes surface parking, but not structured parking. In addition, vacant property also includes right-of-way for the Burlington Northern Santa Fe (BNSF) railroad. Staff did not include the “Not Habitable” rating as it is not represented in the preliminary data within the district.

Based on these five criteria, the buildings in the zone were classified into five structural categories:

- 1 = Excellent/Good
- 2 = Average
- 3 = Fair
- 4 = Poor
- 5 = Vacant – No Structure

The results of the survey conducted by planning staff are outlined in Figure P-3 (below) with a detailed parcel level table included in Appendix P-2.

**Figure P-3 - Building Conditions Table**

<u>Structural Rating</u>	<u>Building Condition</u>	<u>Number of Structures</u>	<u>% of Total Structures</u>
1	Excellent/ Good	2	0.4%
2	Average	90	16.9%
3	Fair	203	38.1%
4	Poor	72	13.5%
5	Vacant/Parking	166	31.1%
<b>TOTAL</b>		<b>533</b>	<b>100.0%</b>



**Figure P-4**

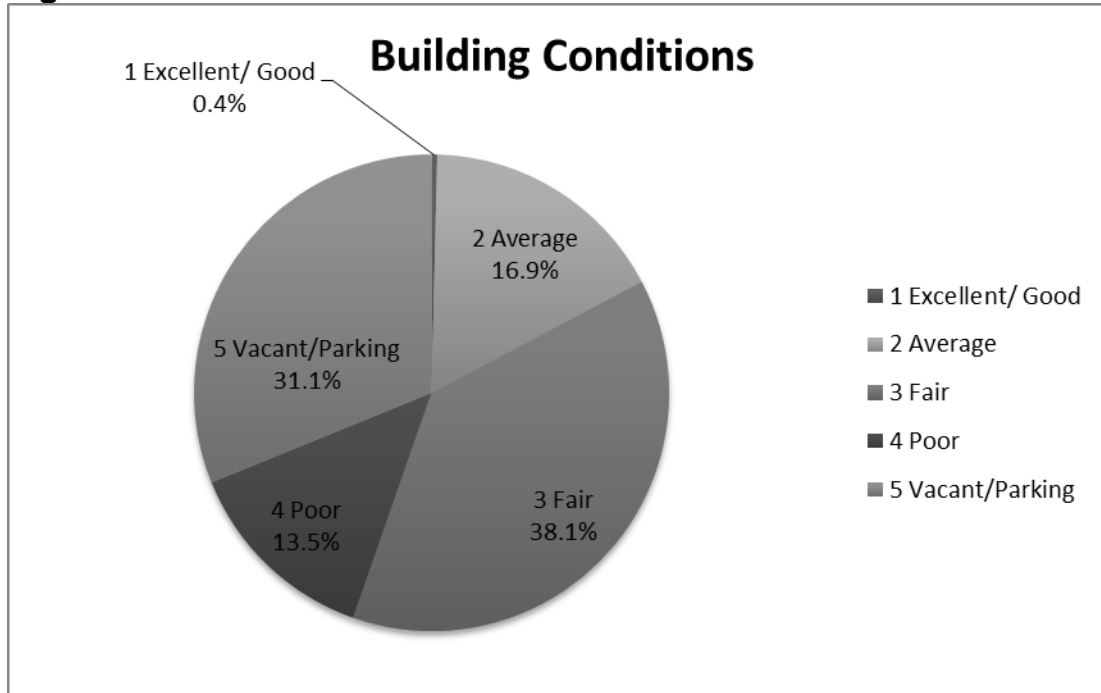


Figure P-4 highlights the majority of properties, over 80 percent, are comprised of buildings in fair (38%) to poor (13%) condition or are vacant or contain surface parking (31%). Seventeen percent of buildings are in average condition. Less than 20 percent of the properties contain buildings in average to excellent/good condition. *Only two buildings, less than 1 percent, are in excellent or good condition.*

### **C. MUNICIPAL PLANS OVERVIEW**

The City will be updating to the 2015 version of the Building Code from the 2009 International Building Code (IBC) version which is currently in use but no significant changes are anticipated to the City's adopted building, mechanical, electrical, fire, and plumbing codes due to the creation of this reinvestment zone. The City's Transportation division and Metropolitan Planning Organization (MPO) in conjunction with the Planning division are assessing the potential for the future development of a Transit-Oriented Development (TOD) around the new Wichita Falls Travel Center (Scott/4<sup>th</sup> Street) situated in the northern portion of the Zone. The City Zoning Ordinance and Land Use Plan may be considered for future update in 2020 but no major revisions are anticipated within the Zone.

A Downtown Master Plan was updated in 2008 which encompasses the entire area of the Zone. The Master Plan is not anticipated for revision during the active period of the reinvestment zone. Furthermore, there are no planned or anticipated projects proposed during the implementation of this plan requiring relocation of persons. Therefore no costs are budgeted for relocation or displacement of persons.

## D. LAND USE and ZONING

The Planning Division conducted a preliminary land use survey of Reinvestment Zone #4 in spring 2014. The Zone contains a total of 246.41 acres, which includes both private and public land uses, street rights-of-way, drainage facilities and an active rail line (Burlington Northern Santa Fe Railroad right-of-way). The majority of the Zone is characterized by commercial and industrial/manufacturing land uses.

There are six (6) land use categories which are identified within the zone:

- Institutional;
- Commercial;
- Industrial;
- Residential;
- Open Space; and
- Utilities

Figures P-5 and P-6 compare these land uses within this Reinvestment Zone.

**Figure P-5**

Certified TIF#4 Scenario - Land Use Analysis Table								
	Total Parcels (TP)	% of TP	Legal Acres	% of Legal Acres	Appraised Value (AV) 2014	% of AV	Taxable Value (TV) 2014	% of TV
<b>Parcel Categories</b>	<b>533</b>		<b>246.41</b>		<b>\$78,367,737.00</b>		<b>\$36,917,954.00</b>	
Exempt <sup>1</sup>	82	15%	51.10	21%	\$41,298,213.00	53%	\$0.00	0.00%
Non-Exempt (taxable property)	451	85%	195.31	79%	\$37,069,524.00	47%	\$36,917,954.00	100.00%
<b>Land Use</b>								
Institutional	26	5%	30.59	12.4%	\$38,316,715.00	48.9%	\$72,062.00	0.20%
Commercial	194	36%	63.21	25.7%	\$20,796,122.00	26.5%	\$18,696,293.00	50.64%
Industrial/ Manufacturing	108	20%	59.47	24.1%	\$8,655,689.00	11.0%	\$8,609,818.00	23.32%
<b>Residential</b>								
High Density Residential	5	1%	2.07	0.8%	\$2,330,647.00	3.0%	\$2,330,647.00	6.31%
Low Density Residential	36	7%	7.58	3.1%	\$935,856.00	1.2%	\$780,677.00	2.11%
Vacant, Parks, Open Space	81	15%	18.07	7.3%	\$308,758.00	0.4%	\$245,786.00	0.67%
Transportation, Parking Facilities, Utilities	83	16%	65.42	26.5%	\$7,023,950.00	9.0%	\$6,182,671.00	16.75%

Notes:

1 Exempt Properties within the land area of TIF#4 as defined by Wichita County Appraisal District (WCAD)

- ex-xd - Volunteer Housing Improvements
- ex-xi - Youth Development Programs
- ex-xu - Miscellaneous Exemptions
- ex-xv - Public Property, Religious and Charitable Organizations, and Other not reported elsewhere

2 Institutional property includes government, church, local education, charitable organizations, and fraternal organizations (these will be the majority of the tax exempt properties)

3 Commercial property includes office, retail, most auto sales and service as well as neighborhood type services (grocery, child care, grooming, cleaners, etc.)

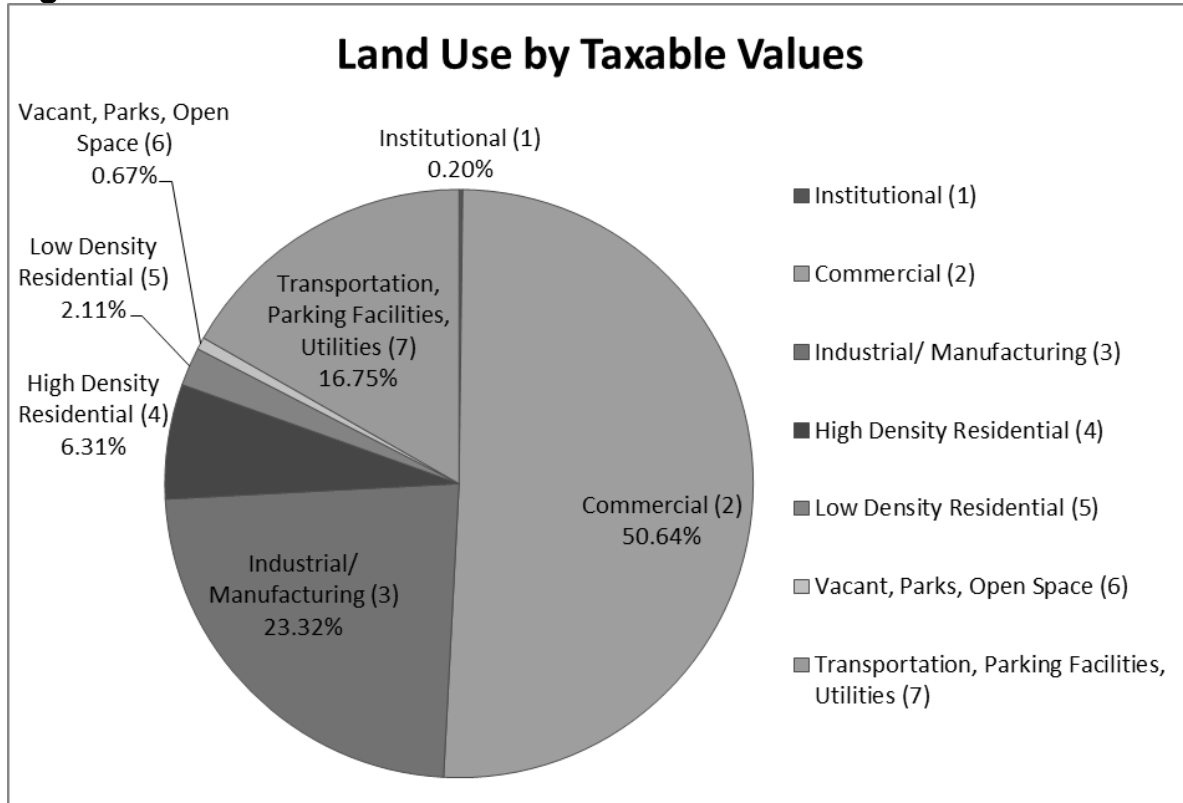
4 All Garages (Auto service, Repair) are considered industrial uses; all other auto sales and service property types are commercial

5 HDR is a commercial use but has been calculated separately to show housing options within the boundaries

6 Residential in Accordance with TX Chapter 311- defined as having fewer than 5 living units - single family, duplex, mobile home (WCAD), fourplex

7 Includes all classes of vacant land (WCAD) Residential, Commercial/ Industrial

**Figure P-6**



There are four (4) zoning districts that encompass the land within Reinvestment Zone #4. These include:

CBD – Central Business District,

LI - Light Industrial District

GC - General Commercial District

RDD – River Development District

Permitted uses in these zones will primarily accommodate proposed development. Should multi-family housing be proposed in the Light Industrial (LI) district, rezoning would be required.

There are approximately 19.1 acres of vacant, open space/undeveloped land and parks within the Zone. There are four (4) municipal parks within the zone classified in the Parks Master Plan as 'mini parks' since they are all under 5 acres. The four (4) parks consist of 8.1 acres and include: Park Central and Bud Daniel Park near the center of the zone and along the northern section O'Reilly Park and Front & Indiana Park. The park's amenities include green space, seating, and circle trail access in the northern parks of the zone. Other than the public parks, there are 11 acres of vacant land and parking lots interspersed throughout the Zone. The majority of the vacant land is along the western border of the zone in the downtown residential areas.



One of the unusual characteristics of the zone is the high incidence of institutional uses which are exempt from taxation such as government, charitable organizations, and religious uses. There are 82 parcels which comprise only 21% of the acreage but account for approximately 53% of the value in the zone. These parcels are in better condition than the ones which are privately owned, and are the properties where the majority of significant investment over the past 5 years has occurred.

A mix of commercial and professional offices characterize the eastern portion of the Zone along Scott St and Indiana Ave; approximately 63.21 acres. Tracts of land zoned for predominantly light industrial uses, making up 59.47 acres, are located along the northern and southeastern portions of the zone. There are limited single-family residential dwellings concentrated along the south west area of the zone and only a few multifamily dwellings, which are a result of conversions to mixed use/small apartment buildings, exist within the zone. TIF #4 contains a very small permanent residential population. Only 41 of the 533 parcels are residential. Of these, 36 are single-family dwellings in the south west portion of the zone while the higher density multifamily buildings are located within historic buildings in the Central Business District. Parking lots are interspersed throughout the Zone.

The northern extent of TIF #4, along the Wichita River, is characterized by low density warehouse, storage and retail uses. Many properties are in need of major building remodel or redevelopment. The City's looped hike and bike trail system currently parallels the south bank of Wichita River providing both recreational activities and potential for developing a destination for the city. Some challenges to development include flood prone properties along the river, the Burlington Northern Santa Fe railroad which creates both a physical and perceived barrier between neighborhoods, and the existing street configuration along the river.

## **IV. PROJECT DEVELOPMENT**

### **A. PROJECT ELIGIBILITY**

Enabling legislation from the State regulates and permits the use of TIF funds. Section 311.002. *Definitions* of the Texas Property Tax Code, Title 3. Local Taxation, Subtitle B. Special Property Tax Provisions, Chapter 311. Tax Increment Financing Act delineates eligible costs as follows:

*(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:*

*(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction*

*of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the façade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;*

*(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;*

*(C) real property assembly costs;*

*(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;*

*(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;*

*(F) relocation costs;*

*(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;*

*(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;*

*(I) the cost of operating the reinvestment zone and project facilities;*

*(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan; and*

*(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and*

*(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.*

Section 311.008 *Powers of Municipality* provides further explanation about the use of funds:

*“A municipality or county may exercise any power necessary and convenient to carry out this chapter, including the power to:*

*(1) cause project plans to be prepared, approve and implement the plans, and otherwise achieve the purposes of the plan;*

*(2) acquire real property by purchase, condemnation, or other means and sell real property, on the terms and conditions and in the manner it considers advisable, to implement project plans;*

*(3) enter into agreements, including agreements with bondholders, determined by the governing body of the municipality or county to be necessary or convenient to implement project plans and achieve their purposes, which agreements may include conditions, restrictions, or covenants that run with the land or that by other means regulate or restrict the use of land; and*

*(4) consistent with the project plan for the zone:*

*(A) acquire blighted, deteriorated, deteriorating, undeveloped, or inappropriately developed real property or other property in a blighted area or in a federally assisted new community in the zone for the preservation or restoration of historic sites, beautification or conservation, the provision of public works or public facilities, or other public purposes;*

*(B) acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements, including utilities, streets, street lights, water and sewer facilities, pedestrian malls and walkways, parks, flood and drainage facilities, or parking facilities, but not including educational facilities; or*

*(C) in a reinvestment zone created on or before September 1, 1999, acquire, construct, or reconstruct educational facilities in the municipality.”*

## **B. PROJECT GOALS and OBJECTIVES**

The following set of goals and objectives for downtown are a synthesis of items not fully addressed during the first generation TIF #1 District for downtown in concert with opportunities identified in the Downtown Master Plan.

### **Development Sectors**

The revised area considered for TIF #4 was further divided into neighborhood districts which mirror those originally identified in the 2008 Downtown Master Plan (refer to Figure P-7).

The six (6) neighborhood districts or development sectors from the Downtown Master Plan were based on having unifying features such as historic identity, sense of place, consistent land use and association with a particular destination, and include the following:

1. Northeast Commercial/Industrial District
2. Depot Square Historic & Antique District
3. Central Office/Retail Entertainment District
4. Southeast Commercial/Industrial District
5. Southwest Neighborhood District; and
6. Westside Institutional District

The area considered most critical for inclusion in the TIF zone only includes a small portion of the Southwest Neighborhood District (2.5 blocks) along Travis and the Westside Institutional District (8 blocks) between Travis and Austin from 5<sup>th</sup> to 11<sup>th</sup> Street.

### **Reinvestment Zone Goals & Objectives:**

#### **Primary Goal:**

Work to make the Tax Increment Financing Reinvestment #4 Zone a positive influence and redevelopment factor for continued growth, employment, residential activity, and economic development of the city through both private and public investment.

#### **Sub-Elements to be Addressed Throughout the Zone:**

Economic Revitalization

Preservation

Downtown Image

Pedestrian-Bicycle Friendly – promote overall pedestrian-friendly environment

Coordinate the Museum Experience

Elimination of Commercial Dilapidated Structures

Urban Design/Infrastructure

Tourism

#### **Goals and Objectives Universal to the District:**

1. Research and consider formation of a Business Improvement District (BID) to implement additional public improvements/maintenance within the downtown core.
2. Create a unique, distinctive and 'destination shopping' environment by targeting a specific section of the District for a special redevelopment project.
3. Incorporate and utilize the City's wayfinding signage master plan as an integral part of the urban design standards and incorporate safety and security features, such as lighting as a key element within the zone.
4. Seek development opportunities for a full-service convention center hotel with proximity to related amenities, including the Multi-Purpose Events Center (MPEC), the Bridwell Agricultural Center and the Coliseum. Investigate potential for a public-private partnership.
5. Design streetscapes at a pedestrian scale to include as an example the trestle bridge to the Wee Chi Tah statue, incorporate LED lights and promote LEED certified improvements to provide a sense of continuity within the corridor but also as a link to other districts within the reinvestment zone.
6. Encourage landscape flexibility (hard & soft) which also incorporates water conservation methods and opportunities to retain existing trees and scenic areas; consider integrating terrace/berms in existing parking lots. Promote future development of a tree, shrub, flower botanical garden concept using the River

elements and drought tolerant, native plantings which enhance water conservation measures and include accent lighting.

7. Encourage pedestrian accessible sidewalks and retrofit original sidewalk/curb areas to ensure walkability.

8. Assist in the preservation and adaptive reuse of historical structures situated throughout the District, such as Strand Theater, Southwestern Bell building, Kemp Grocery building (8th Street), and encourage adaptive reuse and redevelopment of the former Hub building., TCW building (7th/Scott Streets), Big Blue building and the Petroleum building (8<sup>th</sup>/Scott).

9. Encourage the development of a variety of high-density residential dwellings (market rate and affordable housing) in addition to mixed used developments in close proximity to activities yet buffered to ensure resident privacy.

10. Work with project developers to investigate and encourage design options incorporating tiered parking facilities for improved land use and density within District.

11. Promote infill development projects and solicit occupancy of vacant buildings. *(Potential need for City of Wichita Falls ordinance updates regarding demolition of existing structures that may require razing, protection of existing building stock an inventory, lighting.)*

12. Encourage adaptive reuse of existing, structurally sound buildings in lieu of demolition (e.g. 713 Indiana, 1100/1102 Lamar)

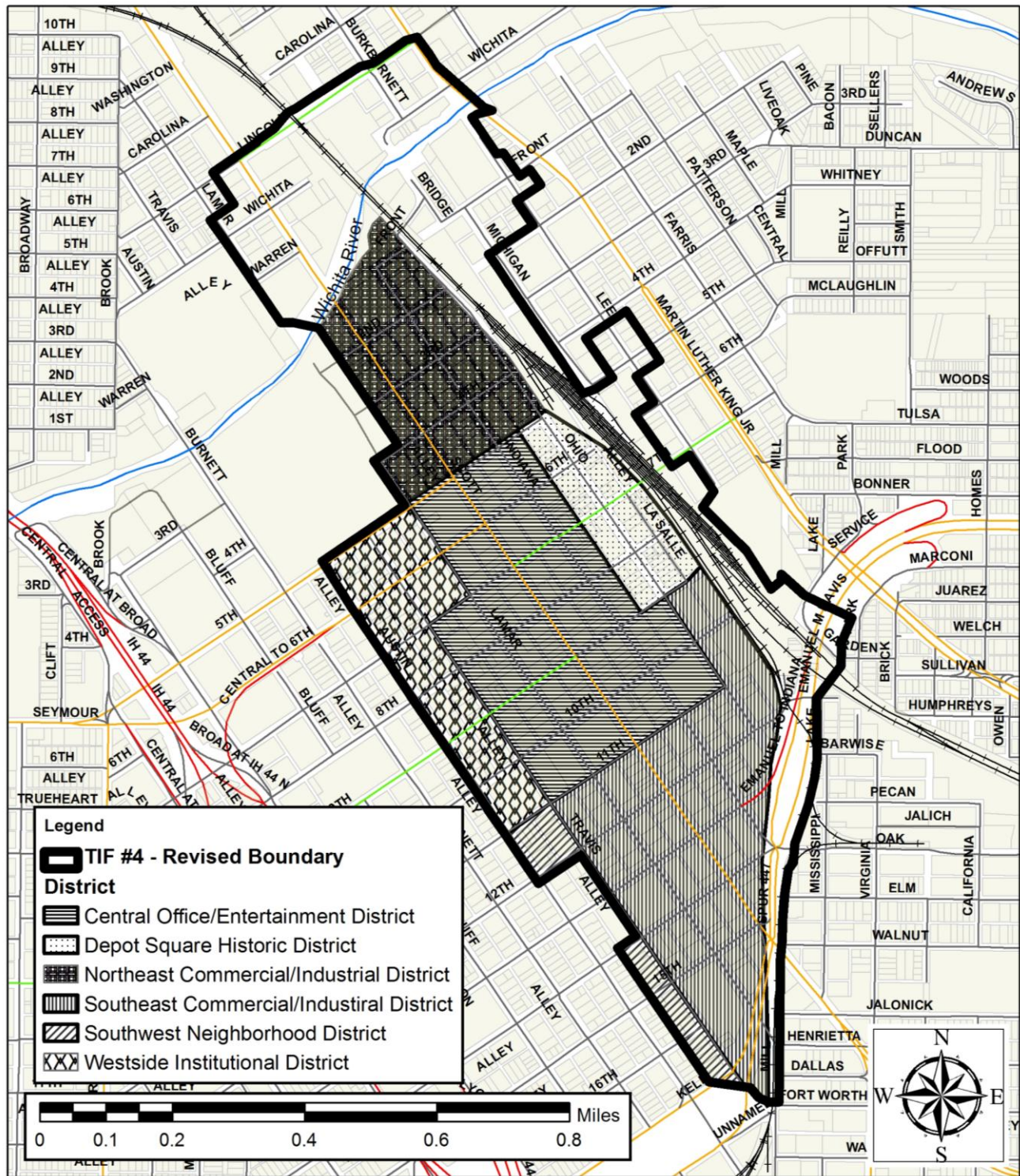
13. Promote centralized parking facilities and review opportunities for a shared public/private parking facility in conjunction with new development projects that provides day/evening/weekend access.

14. Actively market trustee properties for redevelopment.

15. Encourage redevelopment along key transportation corridors/gateways into the downtown core, including streetscape improvements/addition of bike lanes, etc. (e.g. Scott Street, 7th, 8th Streets)



**Figure P-7. Downtown  
Development Sectors of TIF #4**



**Disclaimer**

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16. Encourage redevelopment and alignment of right-of-way or easements to improve accessibility, and connectivity to promote redevelopment of properties.

17. In accordance with federal and state courts and statutes, the Board will consider potential preference among bids or other proposals that are otherwise comparable to a disadvantaged business, minority business and/or woman-owned business enterprise as federally defined by the U.S. Small Business Administration.

**Development Sector Objectives:  
Northeast Commercial/Industrial District**

1. Capitalize on future Transit Oriented Development (TOD) opportunities for redevelopment in conjunction with the Wichita Falls Travel Center; consider O'Reilly Park area as a northern node in downtown for recreation and the trail system connection along the river and amenities in Berend's Landing (Pets Low Cost Spay & Neuter Clinic, BMX Track, Climbing Gym, Microbrewery, etc.)

2. Bridge Street underpass should be improved, lighted, and a unique gateway developed as this should be preserved as a key route since trains regularly block 7th St.

3. Improvements – trestle bridge important link between the off-road and concrete bi-ped trails; landscape, lighting and redevelopment of all property fronting on MLK Jr. Blvd.

4. Encourage adaptive reuse of the older brick structures and potential new uses of an industrial area, plant trees, improve access roads, signage.

**Depot Square Historic & Antique District**

1. Assist in the preservation and appropriate reuse of historical structures such as key buildings within the 700-900 blocks of Indiana Avenue, the Keller Building and other prominent structures situated within the Depot Square Historic District.

2. Consider potential and options for enhancing the Farmer's Market. Capital improvement program to maintain and preserve existing facility, increase power options, lighting and promote assistance with landscaping/maintenance so that new uses for the Market can be developed.

3. Consider potential intersection and infrastructure/utility upgrades to existing, original underground water/sewer lines to accommodate new development/redevelopment needs associated with retrofitting utility connections to historic buildings.

4. Promote the quality of buildings in the District through establishing and enforcing minimum standards for property maintenance within the Depot Square Historic & Antique District in order to improve aesthetics with clean parking lots, mowed lots and weed control.

5. Consider potential for a public art project in conjunction with Kemp Center for the Arts and Downtown Wichita Falls Development Inc. (DWFD, Inc.), look at real art and/or surrounding property improvements to the Kemp Center area.

#### **Central Office/Entertainment District**

1. Enhance and preserve the unique features and the mixed use environment prevalent in the Central Business District (CBD).

2. Promote the quality of buildings in the District through establishing and enforcing minimum standards for property maintenance within the Central Business District (CBD) Zoning District in order to improve aesthetics with clean parking lots, mowed lots, weed and trash control.

3. Promote infill on vacant parcels and actively solicit occupancy of vacant buildings.

4. Promote and investigate opportunities for mixed use residential developments (e.g. Big Blue, Petroleum and the Oil & Gas buildings, etc.)

5. Market opportunities to develop pedestrian character and linkages while offering bicycle friendly enhancements, including bicycle lockup areas.

6. Consider redevelopment of Central Park (8<sup>th</sup>/Scott St) to incorporate additional acreage and amenities (eg. water features). Focus on re-use and pedestrian friendly to include lighting and replanting.

#### **Southeast Commercial/Industrial District**

1. Assist in the preservation and appropriate adaptive reuse of historical structures such as the Maskat Temple Building and the Producer's Creamery Building



## **V. PROJECT AMENDMENT**

### **A. ZONE TERMINATION**

The reinvestment zone expires at the time stated in the ordinance adopted by the municipal taxing entities that initially created the zone. The termination date of Reinvestment Zone #4 is December 31, 2035, providing a 20-year life to the zone. The life span of the Zone may be shortened via ordinance from the City of Wichita Falls. The tax increment fund will receive zero funds for the first year of the zone as 2014 formed the base year and the district was not created until 2015.

### **B. PROJECT and ZONE AMENDMENTS**

Utilizing the Reinvestment District #4, Tax Increment Financing Board, the City of Wichita Falls has the option of amending or altering the use of the funds generated by the creation of Reinvestment Zone #4 by ordinance. The City of Wichita Falls, depending on circumstances within the Zone, project priorities and need, may shorten the lifespan of Reinvestment Zone #4 or include additional public improvement and/or infrastructure projects that are considered to be for the betterment of the area and community that are not specifically outlined in Section IV (Project Development) of the Project Plan.

## **VI. CITY ORDINANCE ADOPTING TIF REINVESTMENT ZONE #4**

### **Ordinance No. 12-2015**

#### **Ordinance designating a certain area as a Tax Increment Financing District, Reinvestment Zone #4, providing findings of fact, adopting the Plan, and declaring an emergency**

WHEREAS, the City Council wishes to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a Tax Increment Financing District, Reinvestment Zone, as codified in Chapter 311 of the Texas Tax Code and known as the Tax Increment Financing Act ("the ACT"); and,

WHEREAS, the City has notified the proper officials of Wichita County and Wichita Falls Independent School District, as required by the ACT; and,

WHEREAS, a public hearing was conducted at 8:30 a.m. on the 17<sup>th</sup> day of March, 2015, before the Wichita Falls City Council, such date being at least seven (7) days after the date of publication of the notice of such public hearing in a newspaper of general circulation in the City of Wichita Falls; and,

WHEREAS, at such hearing, the City invited any interested person to appear and contest for or against the creation of the Reinvestment Zone, whether all or part of the territory, which is described by a metes and bounds description attached hereto as Exhibit "A" and depicted in the drawing attached hereto as Exhibit "B," should be included in such proposed Reinvestment Zone; and,

WHEREAS, all owners of property located within the proposed Reinvestment Zone, and all other taxing units and other interested persons, were given the opportunity at such public hearing to protest the creation of the proposed Reinvestment Zone or the inclusion of their property in such Reinvestment Zone; and,

WHEREAS, the proponents of the Reinvestment Zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the Reinvestment Zone, and no opponents of the Reinvestment Zone appeared to contest creation of the Reinvestment Zone; and,

WHEREAS, after considering all testimony and evidence offered at the public hearing, the City Council finds that improvements in the Reinvestment Zone will enhance significantly the value of all taxable real property in the Zone, will be of general benefit to the City of Wichita Falls, and that it will be in the public interest to pass this ordinance creating a Reinvestment Zone.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WICHITA FALLS, TEXAS, THAT:]

1. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

2. The City, after conducting such hearing and having heard such evidence and testimony has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the Reinvestment Zone has been properly called, held and conducted, and that notice of such hearing has been published as required by law; and,
- (b) That the City has jurisdiction to hold and conduct this public hearing on the creation of the proposed Reinvestment Zone, pursuant to the ACT; and,
- (c) That creation of the proposed Zone will result in benefits to the City, its residents and property owners, and to the property, residents and property owners in the Reinvestment Zone; and,
- (d) That the Reinvestment Zone, as defined in Exhibits "A" and "B", meets the criteria for the creation of a Reinvestment Zone as set forth in Section 311.005 of the ACT in that:
  - (1) The area can substantially arrest or impair the sound growth of the City of Wichita Falls, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition and use because of the presence of:
    - a. A substantial number of substandard, slum, deteriorated, or deteriorating structures;
    - b. The predominance of defective or inadequate sidewalk or street layout;
    - c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
    - d. Unsanitary or unsafe conditions;
    - e. Conditions that endanger life or property by fire or other causes;
  - (2) It is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, may substantially impair or arrest the sound growth of the municipality and downtown.

- (3) Improvements in the Reinvestment Zone will enhance significantly the value of all taxable real property in the Reinvestment Zone.

3. The City hereby creates a Tax Increment Financing District, Reinvestment Zone Number 4, City of Wichita Falls ("the Zone") over the area described by the description in Exhibit "A," attached hereto and depicted in a drawing attached hereto as Exhibit "B."

4. The operation of the Zone shall commence on March 17, 2015, and shall terminate on December 31, 2035. The Zone may be renewed for an additional five (5) years, or may terminate sooner by subsequent ordinance.

5. The City hereby creates a Board of Directors for the Zone, which shall consist of seven (7) members, at least five (5) of which shall be appointed by the Wichita Falls City Council, and two (2) by the Wichita County Commissioners Court. Four Board members shall have initial appointments terminating on December 31, 2017. Three Board members shall have initial appointments terminating on December 31, 2016. All subsequent appointments shall be made for two year staggered terms. In the event that no successor has been appointed by December 31 of any year, such member shall continue to serve until his or her successor is appointed.

The City Council shall appoint one member of the Board to serve as chairman for a term of one year that begins on January 1 of the following year. The Board of Directors may elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The Board may elect other officers as it considers appropriate.

6. There is hereby created a Tax Increment Fund #4 for the Zone into which all tax increments shall be deposited. The tax increments shall be equal to the amount of property taxes levied for a year on the captured appraised value that is the amount by which the current appraised value of all taxable real property located in the Zone exceeds its tax increment base. The base shall be as determined and certified in the Financial Plan as the 2014 values.

7. The Plan for the Tax Increment Financing District - Reinvestment Zone #4 is hereby adopted.

8. If any section, paragraph, clause, or provision of this ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this ordinance.

9. It is hereby officially found, determined, and declared that a sufficient written notice of the date, hour, place, and subject of the meeting of the City Council at which this ordinance was adopted was posted at a place convenient and readily accessible at

all times to the general public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Vernon's Annotated Civil States, as amended, and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter hereof has been discussed, considered, and formally acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

10. It is hereby found and determined that the subject matter of this ordinance affects the public health, safety, and general welfare of the citizens of Wichita Falls and that therefore this ordinance, in accordance with Section 311.004 of the ACT, is declared to be an emergency measure and shall become effective immediately upon its passage.

PASSED AND APPROVED this the 17<sup>th</sup> day of March, 2015.

  
MAYOR

ATTEST:

  
City Clerk

## **EXHIBIT A**

### **REINVESTMENT ZONE #4 BOUNDARY**

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED AS "WEST 25 FEET OF LOTS 36 THRU 39, BLOCK W, MONTGOMERY 2";

THENCE SOUTHWESTERLY CROSSING MLK JR. BOULEVARD, TO A POINT, SAID POINT BEING THE MOST NORTHERN CORNER OF LOT 1, BLOCK W, MONTGOMERY 2, SAID POINT ALSO BEING ON THE NORTHEAST RIGHT-OF-WAY OF LEE STREET;

THENCE SOUTHWESTERLY ALONG THE LOT LINE OF LOT 1, BLOCK W, MONTGOMERY 2 TO THE NORTHWEST CORNER OF SAID PROPERTY;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERN RIGHT-OF-WAY OF LEE STREET TO A POINT, SAID POINT BEING THE MOST SOUTHERN CORNER OF LOT 13, LESS RIGHT-OF-WAY, BLOCK W, MONTGOMERY 2;

THENCE EASTERLY TO THE MOST NORTHWESTERN CORNER OF LOTS 16 & 17, BLOCK W, MONTGOMERY 2;

THENCE SOUTHEASTERLY ALONG THE WEST EDGE OF SAID LOT AND CONTINUING ACROSS FRONT STREET TO A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF FRONT STREET;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF FRONT STREET TO A POINT, SAID POINT BEING THE NORTHWESTERN CORNER OF LOT 15, BLOCK 88, ORIGINAL TOWNSITE;

THENCE SOUTHEASTERLY TO A POINT ON THE SOUTHWESTERN CORNER OF LOT 15, BLOCK 88, ORIGINAL TOWNSITE, SAID POINT ALSO BEING ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF AN ALLEY;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERN ALLEY RIGHT-OF-WAY TO A POINT ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF LEE STREET, SAID POINT ALSO BEING ON THE SOUTHEAST CORNER OF LOTS 9 & 10, BLOCK 89, ORIGINAL TOWNSITE;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERN RIGHT-OF-WAY OF LEE STREET TO A POINT ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF 2ND STREET, SAID POINT ALSO BEING ON THE SOUTHEAST CORNER OF LOT 1-A BLOCK 89 ORIGINAL TOWNSITE;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERN RIGHT-OF-WAY LINE OF 2ND STREET TO A POINT ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF MICHIGAN AVENUE, SAID POINT ALSO BEING THE MOST EASTERN CORNER OF LOT 1-A, BLOCK 90, ORIGINAL TOWNSITE;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERN RIGHT-OF-WAY LINE OF MICHIGAN AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERN RIGHT-OF-WAY LINE OF 5TH STREET EXTENDED;

THENCE NORTHEASTERLY CROSSING MICHIGAN AVENUE AND ALONG THE SOUTHEASTERN RIGHT-OF-WAY LINE OF 5TH STREET TO A POINT, SAID POINT BEING THE NORTHWESTERN CORNER OF LOT 1-A, BLOCK 137, ORIGINAL TOWNSITE;

THENCE NORTHEASTERLY CROSSING 5TH STREET AND CONTINUING ALONG THE NORTHEASTERN RIGHT-OF-WAY LINE OF AN ALLEY TO A POINT, SAID POINT ALSO BEING THE SOUTHWESTERN CORNER OF LOT 1, BLOCK 130, ORIGINAL TOWNSITE;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERN LOT LINE OF LOT 1, BLOCK 130, ORIGINAL TOWNSITE AND CROSSING AN ALLEY AND CONTINUING ALONG THE SOUTHEASTERN LOT LINE OF LOT 14, BLOCK 131, ORIGINAL TOWNSITE TO A POINT ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF AN ALLEY, SAID POINT ALSO BEING THE SOUTHEASTERN CORNER OF LOT 14, BLOCK 131, ORIGINAL TOWNSITE;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERN ALLEY RIGHT-OF-WAY CROSSING 5TH STREET AND CONTINUING ALONG THE SOUTHWESTERN RIGHT-OF-WAY LINE OF AN ALLEY TO A POINT, SAID POINT BEING THE NORTHEASTERN CORNER OF LOT 10-A REPLAT, BLOCK 136, ORIGINAL TOWNSITE;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERN LOT LINE OF LOT 10-A REPLAT, BLOCK 136, ORIGINAL TOWNSITE AND CONTINUING ACROSS LEE STREET TO A POINT IN THE SOUTHWESTERN RIGHT-OF-WAY LINE OF LEE STREET;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERN RIGHT-OF-WAY LINE OF LEE STREET TO A POINT ON THE MOST EASTERN CORNER OF LOT 6-A REPLAT 6&7, BLOCK 137, ORIGINAL TOWNSITE;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERN LOT LINE OF LOT 6-A REPLAT 6 & 7, BLOCK 137, ORIGINAL TOWNSITE, SAID LOT LINE ALSO BEING THE NORTHWESTERN RIGHT-OF-WAY LINE OF 6TH STREET, TO A POINT ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF AN ALLEY;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERN RIGHT-OF-WAY LINE OF THE ALLEY TO A POINT INTERSECTING THE SOUTHWESTERN RIGHT-OF-WAY OF 7TH STREET;

THENCE NORTHEASTERLY CROSSING AN ALLEY AND CONTINUING ALONG THE NORTHWESTERN LOT LINE OF LOT 1-A, BLOCK 161, ORIGINAL TOWNSITE, SAID LINE ALSO BEING THE SOUTHEASTERN RIGHT-OF-WAY LINE OF 7TH STREET, TO A POINT ON THE NORTHEASTERN CORNER OF SAID LOT;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERN LOT LINE OF LOT 1-A, BLOCK 161, ORIGINAL TOWNSITE, SAID LINE ALSO BEING THE SOUTHWESTERN RIGHT-OF-WAY LINE OF LEE STREET, PASSING A POINT ON THE SOUTHEASTERN CORNER OF LOT 1-A, BLOCK 161, ORIGINAL TOWNSITE, AND CONTINUING TO A POINT ON THE NORTH LINE OF A TRACT OF LAND OWNED BY THE BURLINGTON NORTHERN AND SANTA FE (BNSF) RAILROAD CO. AND IS DESCRIBED AS CORRIDOR ITEM # 2, ORIGINAL TOWNSITE;

THENCE GENERALLY IN A SOUTHEASTERN DIRECTION ALONG THE NORTHERN, EASTERN, AND SOUTHERN BOUNDARY OF CORRIDOR ITEM # 2, ORIGINAL TOWNSITE, TO A POINT ON THE SOUTHWESTERN LOT LINE OF A TRACT OF LAND DESCRIBED AS ALL OF BLOCK A, KINGS ADDITION;

THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF ALL OF BLOCK A, KINGS ADDITION TO A POINT, SAID POINT BEING ON THE MOST SOUTHERN CORNER OF ALL OF BLOCK A, KINGS ADDITION;

THENCE SOUTHEASTERLY CROSSING EMANUEL DAVIS OVERPASS TO A POINT ON THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS LOT 6 LESS RIGHT-OF-WAY, BLOCK H, GRAINGER & BALLOW, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF EMANUEL DAVIS OVERPASS;

THENCE GENERALLY IN A SOUTHERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF EMANUEL DAVIS OVERPASS TO A POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF EMANUEL DAVIS OVERPASS AND THE NORTHEASTERN RIGHT-OF-WAY LINE OF RAILROAD RIGHT-OF-WAY, SAID POINT BEING ON THE SOUTHWEST CORNER OF LOTS 1 & 2, BLOCK I, GRAINGER & BALLOW;

THENCE SOUTHWESTERLY CROSSING RAILROAD RIGHT-OF-WAY TO A POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF GRANGER STREET AND THE WEST RIGHT-OF-WAY LINE OF LAKE STREET EXTENDED;

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF LAKE STREET TO A POINT ON THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS THE EAST 29 FEET OF LOT 5, BLOCK 1, BARWISE AND JALONICK, SAID POINT BEING ALSO ON THE EAST LINE OF RAILROAD RIGHT-OF-WAY;

THENCE GENERALLY IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF RAILROAD RIGHT-OF-WAY AND ALONG THE WESTERN EDGE OF VARIOUS LOTS WITHIN THE BARWISE & JALONICK AND MCBRIDE 1, AND MCBRIDE 2 TO A POINT ON THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS LOT 1 THRU 7, BLOCK 1, MCBRIDE 2, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF FORT WORTH STREET;

THENCE CROSSING MILL STREET ALONG THE NORTHWESTERN RIGHT-OF-WAY OF FORTH WORTH STREET, CONTINUING TO A POINT ON THE NORTHEASTERN RIGHT-OF-WAY OF KELL BOULEVARD, SAID POINT ALSO BEING ON THE SOUTHWEST CORNER OF LOTS 1 THRU 3 & LOTS 6 THRU 10, BLOCK 7 JALONICK;

THENCE FROM SAID POINT IN A SLIGHT NORTHWESTERLY DIRECTION TO A POINT ON THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED AS SOUTH 60 FEET OF LOT 6, BLOCK 3, JALONICK, SAID POINT BEING ALSO THE SOUTHWESTERN RIGHT-OF-WAY OF AN ALLEY

THENCE NORTHWEST ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAID ALLEY TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF 14TH STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED AS EAST 50 FEET LOT 6 & EAST 50 FEET OF SOUTH 40 FEET LOT 7, BLOCK 216 ORIGINAL TOWNSHIP;

THENCE NORTHEAST CROSSING THE ALLEY AND CONTINUING ALONG SOUTH LINE OF LOT 1-B, BLOCK 216, ORIGINAL TOWNSHIP, TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF TRAVIS STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1-B, BLOCK 216, ORIGINAL TOWNSHIP;

THENCE FOLLOWING NORTH ALONG THE WESTERN RIGHT-OF-WAY LINE OF TRAVIS STREET TO A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY OF 12<sup>TH</sup> STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1-A, BLOCK 207, ORIGINAL TOWNSHIP;



THENCE SOUTHWEST ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF 12<sup>TH</sup> STREET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY OF AUSTIN STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 206, ORIGINAL TOWNSHIP;

THENCE CROSSING 12<sup>TH</sup> STREET IN A NORTHWESTERLY DIRECTION ALONG THE WESTERN RIGHT-OF-WAY LINE OF AUSTIN STREET EXTENDED TO A POINT ON THE NORTHWESTERN RIGHT-OF-WAY OF 5<sup>TH</sup> STREET;

THENCE NORTHEAST ALONG THE NORTHERN RIGHT-OF-WAY LINE OF 5<sup>TH</sup> STREET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY OF LAMAR STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, MPEC SOUTHEAST ADDITION;

THENCE ALONG THE EAST, THEN SOUTH, THEN EAST PROPERTY LINES OF LOT 1, BLOCK 1, MPEC SOUTHEAST ADDITION TO THE NORTHERNMOST CORNER OF THE PROPERTY;

THENCE CROSSING THE WICHITA RIVER IN A NORTHWESTERLY DIRECTION TO A POINT AT THE SOUTHERNMOST CORNER OF A PROPERTY DESCRIBED AS 3.27 ACRES OUT OF LOT 17-A, BLOCK I-1, MONTGOMERY;

THENCE FOLLOWING ALONG THE SOUTH THEN WEST PROPERTY LINES OF 3.27 ACRES OUT OF LOT 17-A, BLOCK I-1, MONTGOMERY TO THE NORTHWEST CORNER OF SAID PROPERTY, SAID POINT ALSO BEING THE SOUTHWEST POINT OF THE WESTERN RIGHT-OF-WAY OF NORTH LAMAR STREET;

THENCE ALONG THE WESTERN RIGHT-OF-WAY OF NORTH LAMAR STREET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY OF AN ALLEY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PROPERTY DESCRIBED AS NORTH 50 FEET OF LOTS 19& 20 & 21, BLOCK 79, ORIGINAL TOWNSHIP;

THENCE CROSSING NORTH LAMAR STREET IN A NORTHEASTERLY DIRECTION ALONG THE RIGHT-OF-WAY OF THE ALLEY TO THE SOUTHWEST POINT OF AN INTERSECTING ALLEY EXTENDED, SAID POINT ALSO BEING ON THE PROPERTY LINE OF LOT 16-A, BLOCK 78, ORIGINAL TOWNSHIP;

THENCE NORTHWEST FOLLOWING THE WESTERN RIGHT-OF-WAY OF SAID EXTENDED ALLEY CROSSING LINCOLN STREET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY OF LINCOLN STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK 59, ORIGINAL TOWNSHIP;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTHERN RIGHT-OF-WAY LINE OF LINCOLN STREET TO THE NORTHEAST POINT OF RIGHT-OF-WAY OF BURKBURNETT RD, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOTS 15 THRU 22, BLOCK 63, ORIGINAL TOWNSHIP;

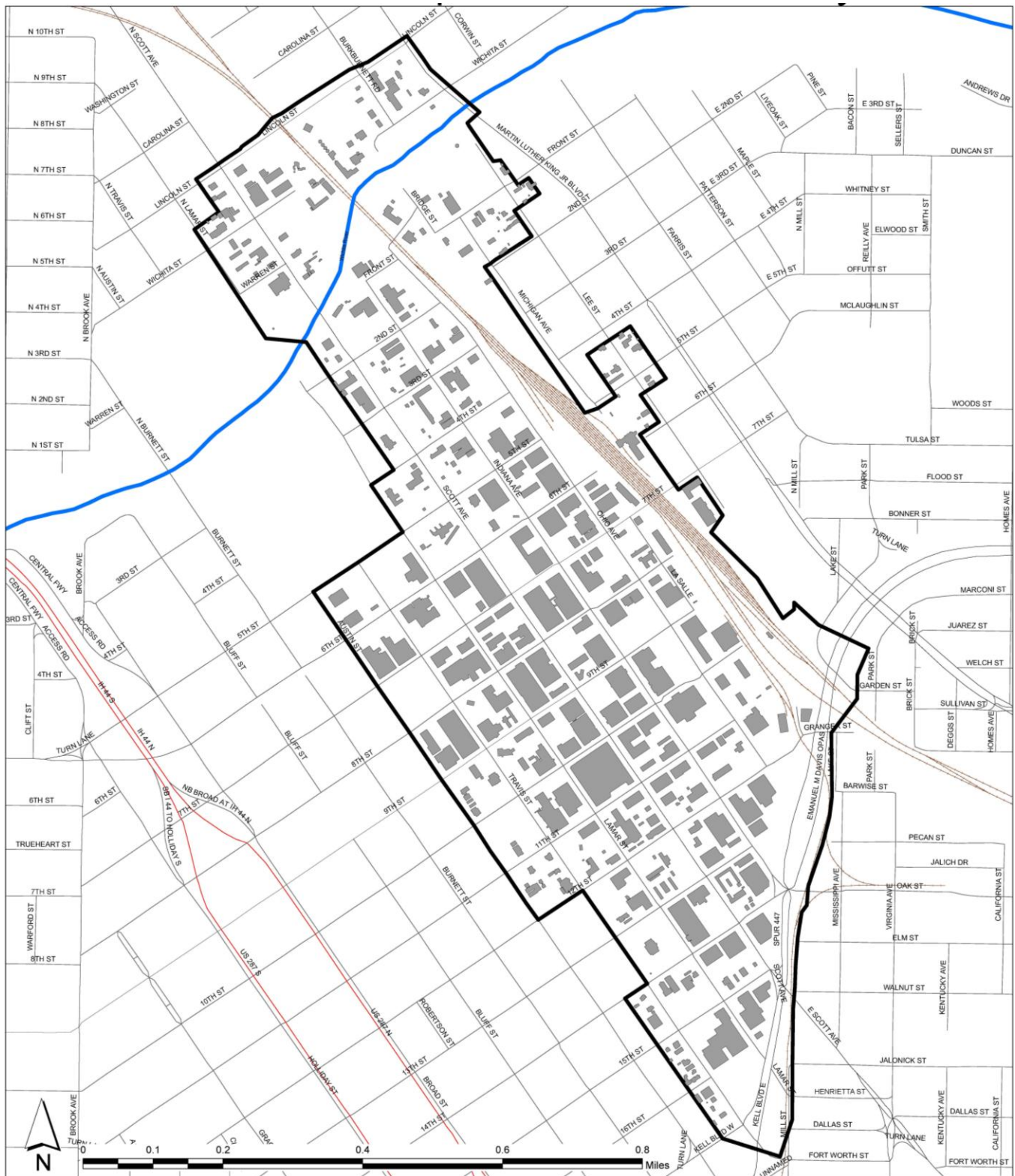
THENCE NORTHWEST ALONG THE NORTHERN RIGHT-OF-WAY LINE OF LINCOLN STREET TO A POINT AT THE NORTHWEST RIGHT-OF-WAY OF MARTIN LUTHER KING JR. BOULEVARD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PROPERTY DESCRIBED AS LOTS 11, 12, 13, 14 LESS EAST 5 FEET, BLOCK 63, ORIGINAL TOWNSHIP;

THENCE CROSSING MARTIN LUTHER KING JR. BOULEVARD IN A NORTHEASTERLY DIRECTION TO A POINT AT THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED AS LOT 1 THRU 7 & 8-9 LESS WEST 5 FEET, BLOCK 64 & ADJACENT CLOSED STREET, ORIGINAL TOWNSHIP, SAID

POINT BEING ALSO ON THE EASTERN RIGHT-OF-WAY OF MARTIN LUTHER KING JR. BOULEVARD;

THENCE SOUTHEAST FOLLOWING THE EASTERN RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR. BOULEVARD TO THE POINT OF THE BEGINNING.

## Exhibit B TIF Reinvestment Zone #4



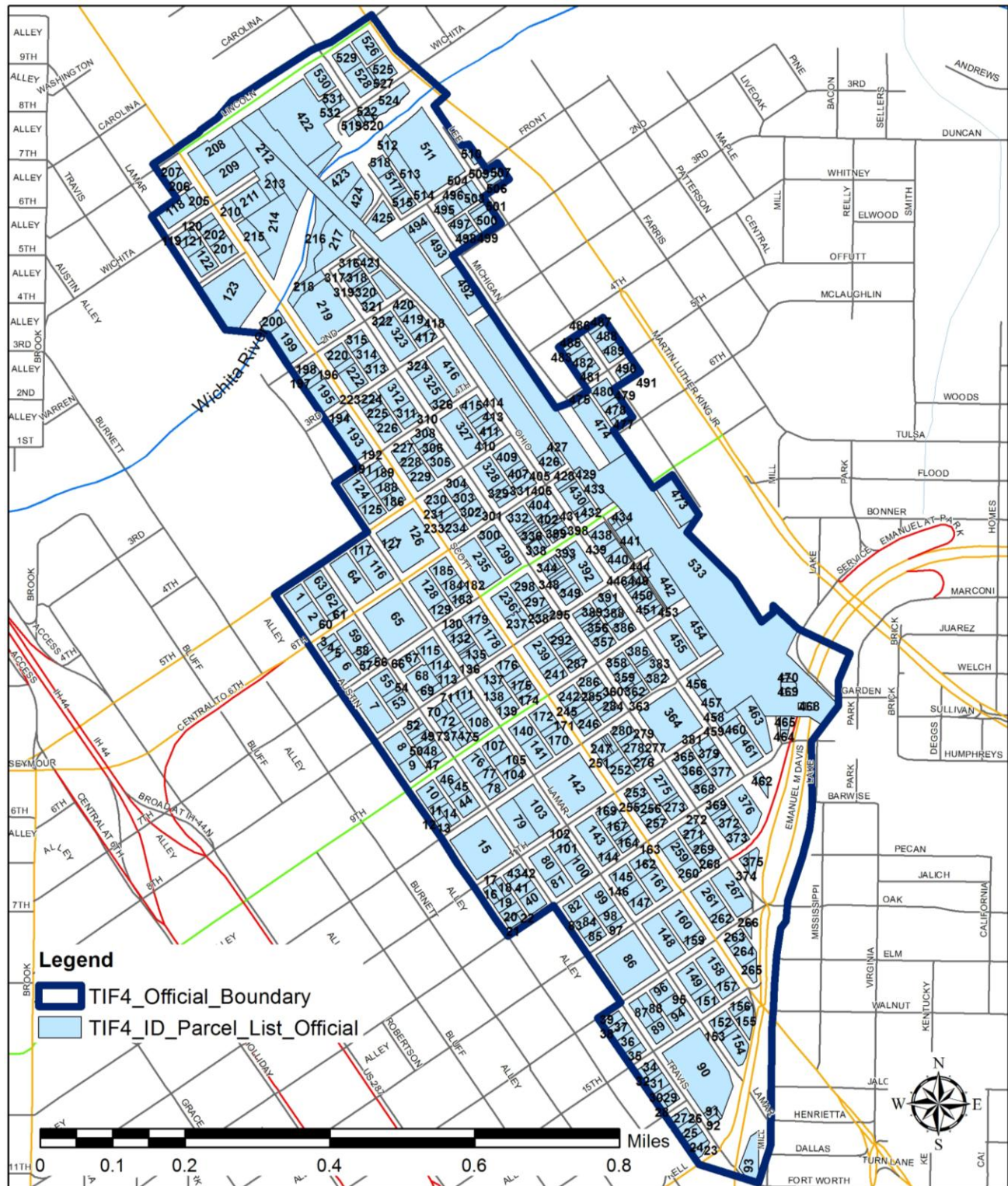
### Disclaimer

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# **PROJECT PLAN APPENDICES**



## Appendix P-1 TIF Reinvestment Zone #4 – TIF ID Map



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## Appendix P-2 TIF Reinvestment Zone #4 – Building Condition Survey

TIF4 ID	Parcel ID	Address	Owner	Property Type	Acres	Year Built	Condition	Point Value
1	159782	1007 5th	HUDSON REALTY VENTURE	INDUSTRIAL SERVICE COMPANY (SERVICE)	0.52	1980	Average (well maintained)	2
2	159778	1010 6th	KEMPER SCOTTY	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.69	1988	Fair (noticeable need for maintenance)	3
3	159827	601 Austin	1008 SEVENTH LLC	PARKING LOTS	0.17	0	Vacant/ Parking (infill possibilities)	5
4	159826	603 Austin	1008 SEVENTH LLC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
5	159825	605 Austin	1008 SEVENTH LLC	WAREHOUSES (GENERAL)	0.17	1918	Poor (significant problems with structure)	4
6	159824	1008 7th	1008 SEVENTH LLC	NEW CAR AUTOMOTIVE DEALERSHIP	0.69	1964	Fair (noticeable need for maintenance)	3
7	159587	701 Austin	1008 SEVENTH LLC	PARKING LOTS	1.21	0	Vacant/ Parking (infill development opportunities)	5
8	159494	807 Austin	GENESIS PLACE THE	MISCELLANEOUS	0.69	1928	Fair (noticeable need for maintenance)	3
9	159493	1010 9th	Y M C A	MISCELLANEOUS EXEMPT	0.52	1950	Average (well maintained)	2
10	159464	903 Austin	WICHITA FALLS METROPOLITAN YMCA	MISCELLANEOUS EXEMPT	0.52	1969	Average (well maintained)	2
11	159463	907 Austin	WICHITA FALLS METROPOLITAN YMCA	MISCELLANEOUS EXEMPT	0.17	1935	Average (well maintained)	2
12	159462	909 Austin	COOKE VIDA & ROY STEVENS DBA S & C PROPERTIES	DUPLEX	0.10	1950	Fair (noticeable need for maintenance)	3
13	159461	1010 10th	AMMONS JAMES B ETUX LINDA R	1-STORY OFFICE BLDG	0.16	1918	Fair (noticeable need for maintenance)	3
14	159460	1006 10th	MARCHMAN II	PARKING LOTS	0.26	0	Vacant/ Parking (infill development opportunities)	5
15	159359	1006 11th	FIRST UNITED METHODIST CHURCH OF WF INC	CHURCH PROPERTY	2.61	1980	Average (well maintained)	2
16	159289	1011 11th	LOYD ELDRON A ETUX MINDY V	RESIDENTIAL VACANT LOT WITHIN CITY	0.17	0	Vacant/ Parking (infill development opportunities)	5
17	159290	1009 11th	INHERITANCE ADOPTIONS	RESIDENTIAL VACANT LOT WITHIN CITY	0.16	0	Vacant/ Parking (infill development opportunities)	5
18	159291	1007 11th	INHERITANCE ADOPTIONS	2 OR MORE STORY OFFICE BLDG	0.16	1930	Average (well maintained)	2
19	159288	1105 Austin	LOYD ELDRON A ETUX MINDY V	APARTMENTS (UNDER 14 UNITS)	0.24	1925	Poor (significant problems with structure)	4
20	159287	1107 Austin	LOYD ELDRON	RESIDENTIAL VACANT LOT WITHIN CITY	0.24	0	Vacant/ Parking (infill development opportunities)	5
21	159285	1109 Austin	LOYD ELDRON	RESIDENTIAL VACANT LOT WITHIN CITY	0.15	0	Vacant/ Parking (infill development opportunities)	5
22	159286	1006 12th	LOYD ELDRON	RESIDENTIAL VACANT LOT WITHIN CITY	0.09	0	Vacant/ Parking (infill development opportunities)	5
23	143191	1006 Kell	STATE OF TEXAS	LAND NOT FOR DEVELOPMENT (MEDIANS, ROWS ECT)	0.17	0	Vacant/ Parking (infill development opportunities)	5
24	143190	1606 Travis	GILLEM JACK B ETUX CHERYL L	DUPLEX	0.24	1924	Poor (significant problems with structure)	4
25	143189	1604 Travis	JUNES ALFONSO	SINGLE FAMILY	0.24	1940	Fair (noticeable need for maintenance)	3
26	143188	1602 Travis	STERLING MILDRED	SINGLE FAMILY	0.17	1910	Poor (significant problems with structure)	4
27	143187	1600 Travis	BROWNING JEFF	GEN CONST CNTRCTRS(INCL BLDRS&ROOFERS)	0.31	2009	Excellent/ Good	1
28	159074	1004 16th	OTT DENNIS B & BECKY M OTT	SINGLE FAMILY	0.10	1914	Fair (noticeable need for maintenance)	3
29	159073	1510 Travis	RANGEL RUBEN A & JUANA A RANGEL	MISC MULTI-FAMILY	0.21	1930	Vacant/ Parking (infill development opportunities)	5
30	159072	1508 Travis	SMITH ALLEN LEE	DUPLEX	0.17	1924	Poor (significant problems with structure)	4
31	159071	1506 Travis	MONTELLANO GUADALUPE JR	DUPLEX	0.31	1927	Poor (significant problems with structure)	4
32	159070	1502 Travis	ROBERTSON RICHARD	SINGLE FAMILY	0.17	1919	Poor (significant problems with structure)	4
33	159069	1003 15th	GILL JAMES ALBERT JR & ELLA MAY GILL	SINGLE FAMILY	0.09	1941	Poor (significant problems with structure)	4

TIF4 ID	Parcel ID	Address	Owner	Property Type	Acres	Year Built	Condition	Point Value
34	159068	1500 Travis	ZOLLIFFER JOHN W	SINGLE FAMILY	0.16	1919	Fair (noticeable need for maintenance)	3
35	159176	1410 Travis	HAAS GARY L	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.24	0	Vacant/ Parking (infill development opportunities)	5
36	159174	1406 Travis	WICHITA COCA COLA	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.36	1983	Average (well maintained)	2
37	159173	1404 Travis	PFEIL MARY FAYE	SINGLE FAMILY	0.24	1910	Poor (significant problems with structure)	4
38	159172	1402 Travis	MCCOY MARCIA ANN & DAVID W	RESIDENTIAL VACANT LOT WITHIN CITY	0.16	0	Vacant/ Parking (infill development opportunities)	5
39	227388	1400 Travis	MCCOY MARCIA ANN	SINGLE FAMILY	0.00	1910	Poor (significant problems with structure)	4
40	159282	1106 Travis	POPEJOY ANN	1-STORY OFFICE BLDG	0.48	2001	Average (well maintained)	2
41	159281	1104 Travis	LONCAR BRIAN PC	1-STORY OFFICE BLDG	0.24	1940	Fair (noticeable need for maintenance)	3
42	159280	1102 Travis	GRAPHICS II	RESIDENTIAL VACANT LOT WITHIN CITY	0.24	0	Vacant/ Parking (infill development opportunities)	5
43	159279	1100 Travis	GRAPHICS II	2 OR MORE STORY OFFICE BLDG	0.24	1901	Average (well maintained)	2
44	159459	1000 10th	FIRST UNITED METHODIST CHURCH OF WF INC	PARKING LOTS	0.46	0	Vacant/ Parking (infill development opportunities)	5
45	159457	906 Travis	NORTEX 911 COMMUNICATIONS DISTRICT	MISCELLANEOUS EXEMPT	0.32	1953	Average (well maintained)	2
46	159456	1005 9th	BSP PROPERTIES L C	2 OR MORE STORY OFFICE BLDG	0.42	1925	Average (well maintained)	2
47	159492	820 Travis	MILES CATHERINE MARIE & JON DAVID MILES	SPECIALTY SHOPS (SERVICE)	0.17	1925	Poor (significant problems with structure)	4
48	159491	816 Travis	FELIX AARON	SPECIALTY SHOPS(RETAIL)	0.34	1925	Fair (noticeable need for maintenance)	3
49	159490	812 Travis	RED RIVER VALLEY SQUARE & ROUND DANCE ASSOC	LODGES AND FRATERNAL ORGANIZATIONS	0.17	1925	Fair (noticeable need for maintenance)	3
50	159489	806 Travis	MCKENZIE O W	PARKING GARAGES	0.17	1923	Poor (significant problems with structure)	4
51	159488	804 Travis	BSP PROPERTIES L C	PARKING GARAGES	0.17	1923	Fair (noticeable need for maintenance)	3
52	159487	800 Travis	MESSIAH BAPTIST CHURCH	CHURCH PROPERTY	0.17	1919	Average (well maintained)	2
53	159580	708 Travis	WHITE T C & CO INC	PARKING LOTS	0.52	0	Vacant/ Parking (infill development opportunities)	5
54	159579	706 Travis	TWO-B HOLDING CO LLC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
55	159576	700 Travis	1008 SEVENTH LLC	PARKING LOTS	0.52	0	Vacant/ Parking (infill development opportunities)	5
56	159822	1000 7th	1008 SEVENTH LLC	NEW CAR AUTOMOTIVE DEALERSHIP	0.17	1976	Fair (noticeable need for maintenance)	3
57	159823	610 Travis	1008 SEVENTH LLC	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.17	1932	Fair (noticeable need for maintenance)	3
58	159821	608 Travis	1008 SEVENTH LLC	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.17	1926	Fair (noticeable need for maintenance)	3
59	159820	606 Travis	1008 SEVENTH LLC	USED CAR AUTOMOTIVE DEALERSHIP	0.69	1956	Average (well maintained)	2
60	159776	1004 6th	SCHONENBERG PAUL M	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.06	0	Vacant/ Parking (infill development opportunities)	5
61	159775	512 Travis	SCHONENBERG PAUL M	1-STORY OFFICE BLDG	0.11	1956	Fair (noticeable need for maintenance)	3
62	159774	506 Travis	WICHITA COUNTY	PARKING LOTS	0.52	0	Vacant/ Parking (infill development opportunities)	5
63	159771	500 Travis	WICHITA FALLS CITY OF	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.52	0	Vacant/ Parking (infill development opportunities)	5
64	159768	908 6th	WICHITA COUNTY	PARKING LOTS	1.21	0	Vacant/ Parking (infill development opportunities)	5
65	159828	900 7th	WICHITA COUNTY	COUNTY PROPERTY	2.61	1916	Average (well maintained)	2
66	159573	919 7th	GREEN MAXIE D	1-STORY OFFICE BLDG	0.17	1951	Fair (noticeable need for maintenance)	3
67	159575	913 7th	GILLESPIE ANNE MARIE	SPECIALTY SHOPS(RETAIL)	0.17	1946	Fair (noticeable need for maintenance)	3
68	159571	705 Travis	WHITE T C & CO INC	PARKING GARAGES	0.60	1983	Average (well maintained)	2
69	159570	912 8th	WHITE T C & CO INC	PARKING LOTS	0.29	0	Vacant/ Parking (infill development opportunities)	5

TIF4 ID	Parcel ID	Address	Owner	Property Type	Acres	Year Built	Condition	Point Value
70	159506	801 Travis	WHITE T C & CO INC	GROOMING SHOPS(BARBER, BEAUTY&PET GRMING)	0.23	1975	Average (well maintained)	2
71	159507	913 8th	WHITE T C & CO INC	PARKING LOTS	0.11	0	Vacant/ Parking (infill development opportunities)	5
72	159505	805 Travis	WHITE T C & CO INC	PARKING LOTS	0.34	0	Vacant/ Parking (infill development opportunities)	5
73	159504	823 Travis	RAEKE REBECCA MICHELLE	SPECIALTY SHOPS (SERVICE)	0.17	1902	Fair (noticeable need for maintenance)	3
74	159503	916 9th	GILLEM CHERYL L	1-STORY OFFICE BLDG	0.21	1950	Fair (noticeable need for maintenance)	3
75	159502	912 9th	GILLEM CHERYL L	SPECIALTY SHOPS (SERVICE)	0.13	1940	Fair (noticeable need for maintenance)	3
76	159455	915 9th	LIGON JAY NEIL & TAMI LIGON	2 OR MORE STORY OFFICE BLDG	0.52	1964	Fair (noticeable need for maintenance)	3
77	102988	907 Travis	GRAHAM R C INC	APARTMENTS (14 UNITS AND OVER)	0.34	1940	Average (well maintained)	2
78	159454	911 Travis	FIRST UNITED METHODIST CHURCH OF WF INC	PARKING LOTS	0.34	0	Vacant/ Parking (infill development opportunities)	5
79	159367	1001 Travis	FIRST UNITED METHODIST CHURCH OF WF INC	CHURCH PROPERTY	1.21	1928	Average (well maintained)	2
80	159278	1105 Travis	FIRST UNITED METHODIST CHURCH OF WF INC	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.72	0	Vacant/ Parking (infill development opportunities)	5
81	159273	906 12th	STYLES FLOYD	1-STORY OFFICE BLDG	0.48	1950	Average (well maintained)	2
82	159211	907 12th	MARANT INVESTMENTS INC	GEN CONST CNTRCTRS(INCL BLDRS&ROOFERS)	0.48	0	Vacant/ Parking (infill development opportunities)	5
83	159210	1205 Travis	GARZA EDDIE	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.24	0	Vacant/ Parking (infill development opportunities)	5
84	159209	1207 Travis	GARZA EDDIE JR	LOCAL HAMBURGER STANDS AND CAFES	0.24	0	Vacant/ Parking (infill development opportunities)	5
85	159208	1209 Travis	GARZA EDDIE	LOCAL HAMBURGER STANDS AND CAFES	0.24	1946	Fair (noticeable need for maintenance)	3
86	159246	1300 Lamar	WICHITA FALLS CITY OF	CITY PROPERTY	2.61	1935	Average (well maintained)	2
87	159049	1401 Travis	WICHITA FALLS METROPOLITAN COMMUNITY CHURCH	CHURCH PROPERTY	0.41	1935	Average (well maintained)	2
88	159048	907 14th	VECTRA VENTURE LLC	DISTRIBUTORS (FOOD OR DRINK)	0.31	1957	Fair (noticeable need for maintenance)	3
89	159046	1409 Travis	WICHITA COCA COLA	PARKING LOTS	0.48	0	Vacant/ Parking (infill development opportunities)	5
90	159066	1512 Lamar	WICHITA COCA COLA	DISTRIBUTORS (FOOD OR DRINK)	4.04	1941	Average (well maintained)	2
91	143184	1603 Travis	WICHITA COCA COLA	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.14	0	Vacant/ Parking (infill development opportunities)	5
92	143183	1605 Travis	WICHITA COCA COLA	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.09	0	Vacant/ Parking (infill development opportunities)	5
93	143068	905 17th	TEXOMA FREIGHT	VACANT COMMERCIAL & INDUSTRIAL IN CITY	1.26	0	Vacant/ Parking (infill development opportunities)	5
94	159045	1412 Lamar	WILKINSON STEVE & KEITH MORTON	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.42	0	Vacant/ Parking (infill development opportunities)	5
95	159043	1404 Lamar	MOORE LLOYD E	GEN CONST CNTRCTRS(INCL BLDRS&ROOFERS)	0.36	1930	Fair (noticeable need for maintenance)	3
96	159042	1400 Lamar	MOORE LLOYD E	BARS, LOUNGES, CLUBS	0.42	1954	Average (well maintained)	2
97	159207	1208 Lamar	HABITAT FOR HUMANITY OF WICHITA FALLS INC	MISCELLANEOUS EXEMPT	0.17	1929	Average (well maintained)	2
98	159206	1206 Lamar	HABITAT FOR HUMANITY OF WICHITA FALLS INC	MISCELLANEOUS EXEMPT	0.31	1946	Average (well maintained)	2
99	159204	1200 Lamar	MARANT INVESTMENTS INC	GEN CONST CNTRCTRS(INCL BLDRS&ROOFERS)	0.72	1960	Fair (noticeable need for maintenance)	3
100	159272	1104 Lamar	MOBILE PHONE OF TEXAS	1-STORY OFFICE BLDG	0.55	1951	Average (well maintained)	2



TIF4 ID	Parcel ID	Address	Owner	Property Type	Acres	Year Built	Condition	Point Value
101	337151	1102 Lamar	FINBAR ACQUISITIONS LTD	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.41	0	Vacant/ Parking (infill development opportunities)	5
102	159271	1100 Lamar	FINBAR ACQUISITIONS LTD	LODGES AND FRATERNAL ORGANIZATIONS	0.24	1930	Poor (significant problems with structure)	4
103	159366	1000 Lamar	UNITED STATES POSTAL SERVICE	FEDERAL PROPERTY	1.41	1933	Average (well maintained)	2
104	159453	918 Lamar	TEXAS ENERGY HOLDINGS INC	1-STORY OFFICE BLDG	0.32	1953	Average (well maintained)	2
105	159452	910 Lamar	JDB PROPERTIES LLC	2 OR MORE STORY OFFICE BLDG	0.29	1950	Fair (noticeable need for maintenance)	3
106	159451	904 Lamar	NEHEMIAH ASSET MANAGEMENT GROUP LLC	PARKING LOTS	0.26	0	Vacant/ Parking (infill development opportunities)	5
107	159449	901 9th	NEHEMIAH ASSET MANAGEMENT GROUP LLC	2 OR MORE STORY OFFICE BLDG	0.34	1929	Fair (noticeable need for maintenance)	3
108	227400	808 Lamar	CULLUM LONDON H JR ETAL	BANKS	0.00	0	Vacant/ Parking (infill development opportunities)	5
109	159500	806 Lamar	DAVID H WHITE & T C WHITE & CO INC	PARKING GARAGES	0.17	1923	Poor (significant problems with structure)	4
110	159499	804 Lamar	WHITE T C & CO INC	MISCELLANEOUS	0.17	1923	Poor (significant problems with structure)	4
111	159498	901 8th	WHITE T C & CO INC	BANKS	0.23	1966	Fair (noticeable need for maintenance)	3
112	159497	909 8th	HIGHSMITH FRANCES P & VIRGINIA LEE JOINER	2 OR MORE STORY OFFICE BLDG	0.11	0	Vacant/ Parking (infill development opportunities)	5
113	159569	900 8th	WHITE T C & CO INC	2 OR MORE STORY OFFICE BLDG	0.34	1927	Average (well maintained)	2
114	159568	718 Lamar	WHITE T C & CO INC	2 OR MORE STORY OFFICE BLDG	0.34	1956	Fair (noticeable need for maintenance)	3
115	159567	700 Lamar	700 LAMAR LP	1-STORY OFFICE BLDG	0.52	1960	Average (well maintained)	2
116	159767	510 Lamar	WICHITA COUNTY	COUNTY PROPERTY	0.86	1971	Average (well maintained)	2
117	159766	500 Lamar	WICHITA COUNTY	PARKING LOTS	0.35	0	Vacant/ Parking (infill development opportunities)	5
118	160347	806 Wichita	M CLEVELAND VENTURES LLC	GEN CONST CNTRCTRS(INCL BLDGS&ROOFERS)	0.87	1972	Fair (noticeable need for maintenance)	3
119	138634	313 N Lamar	ROCKING HB INC	RESIDENTIAL VACANT LOT WITHIN CITY	0.13	0	Vacant/ Parking (infill development opportunities)	5
120	138633	807 Wichita	MCCOY PATRICIA ANN JACOBS	WELDING SHOPS, SMALL MACHINE SHOPS	0.22	1930	Fair (noticeable need for maintenance)	3
121	138632	309 N Lamar	ROCKING HB INC	SPECIALTY SHOPS (SERVICE)	0.34	1938	Poor (significant problems with structure)	4
122	138631	806 Warren	SIMMONS JAMES ALLEN	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.52	1920	Poor (significant problems with structure)	4
123	138630	200 N Scott	200 NO SCOTT ST INC	ARCADES, POOL HALLS, BINGO	2.13	1957	Fair (noticeable need for maintenance)	3
124	159911	403 Lamar	KIWANIS TRUST FUND	CHILD CARE CENTERS	0.69	1930	Average (well maintained)	2
125	103562	00 5th	WICHITA FALLS CITY OF	PARKING LOTS	0.51	0	Vacant/ Parking (infill development opportunities)	5
126	159764	500 Scott	EAGLE FARMS INC	BANKS	2.50	1974	Fair (noticeable need for maintenance)	3
127	159765	505 Lamar	CRAMPTON LEE (L/E)	1-STORY OFFICE BLDG	0.12	1970	Average (well maintained)	2
128	159695	811 6th	811 SIXTH LC	2 OR MORE STORY OFFICE BLDG	0.86	1926	Average (well maintained)	2
129	159691	820 7th	GREEN MAXIE D	2 OR MORE STORY OFFICE BLDG	0.34	1950	Average (well maintained)	2
130	159566	701 Lamar	TWO-B HOLDING CO LLC	INSURANCE	0.17	1953	Average (well maintained)	2
131	159565	705 Lamar	TWO-B HOLDING CO LLC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
132	159564	709 Lamar	TWO-B HOLDING CO LLC	INSURANCE	0.17	1953	Average (well maintained)	2
133	159563	713 Lamar	TWO-B HOLDING CO LLC	1-STORY OFFICE BLDG	0.17	1927	Fair (noticeable need for maintenance)	3
134	159562	717 Lamar	FIRST LAMAR COMPANY	SPECIALTY SHOPS (SERVICE)	0.07	1957	Poor (significant problems with structure)	4
135	159560	810 8th	BRIDWELL OIL COMPANY	2 OR MORE STORY OFFICE BLDG	0.31	1941	Average (well maintained)	2
136	159561	820 8th	WILSON OFFICE SUPPLY	SPECIALTY SHOPS(RETAIL)	0.17	1958	Fair (noticeable need for maintenance)	3

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137	159518	813 8th	WHITE T C & CO INC	2 OR MORE STORY OFFICE BLDG	0.24	1925	Average (well maintained)	2
138	159519	817 8th	WHITE DAVID H & T C WHITE & CO INC	PARKING GARAGES	0.62	1968	Fair (noticeable need for maintenance)	3
139	159514	815 9th	SOUTHWESTERN BELL	UTILITIES - TELEPHONE COMPANIES & COOPERATIVES	0.34	1956	Average (well maintained)	2
140	159448	901 Lamar	FIRST BANK	BANKS	0.52	1961	Fair (noticeable need for maintenance)	3
141	159447	925 Lamar	MARCHMAN II LTD TX LP	2 OR MORE STORY OFFICE BLDG	0.69	1926	Average (well maintained)	2
142	159368	1000 Scott	1000 SCOTT LTD	WAREHOUSES (GENERAL)	2.61	1967	Fair (noticeable need for maintenance)	3
143	159270	1101 Lamar	B F S RETAIL & COMMERCIAL OPERATIONS LLC	AUTOMOTIVE SALES STORE	0.97	1969	Fair (noticeable need for maintenance)	3
144	159269	1115 Lamar	GRAGG MOTOR	USED CAR AUTOMOTIVE DEALERSHIP	0.24	1945	Fair (noticeable need for maintenance)	3
145	159218	1201 Lamar	COLLINS MOTOR COMPANY LLC	USED CAR AUTOMOTIVE DEALERSHIP	0.48	1960	Fair (noticeable need for maintenance)	3
146	159216	1205 Lamar	GAONA JENNIFER M	BARS, LOUNGES, CLUBS	0.34	1920	Fair (noticeable need for maintenance)	3
147	159215	806 13th	SCRIPPS ACQUISITION LP	PARKING LOTS	0.38	0	Vacant/ Parking (infill development opportunities)	5
148	159245	1301 Lamar	SCRIPPS ACQUISITION LP	MANUFACTURING ORGANIZATIONS (UNDER 90K)	1.21	1963	Average (well maintained)	2
149	159055	1401 Lamar	BARNES MAINTENANCE SERVICES INC	INDUSTRIAL SERVICE COMPANY (SERVICE)	0.67	1919	Poor (significant problems with structure)	4
150	159053	1407 Lamar	P2 THE DEUCE LLC	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.19	0	Vacant/ Parking (infill development opportunities)	5
151	159052	1409 Lamar	DEWITT PATRICIA MCKEE	BARS, LOUNGES, CLUBS	0.34	2008	Fair (noticeable need for maintenance)	3
152	159064	1501 Lamar	WENDEBORN KURT & ROBERT WHITELEY & TOM OBRIEN	WAREHOUSES (GENERAL)	0.38	1952	Fair (noticeable need for maintenance)	3
153	159063	1503 Lamar	WICHITA INVESTMENTS INC	WAREHOUSES (GENERAL)	0.17	1918	Fair (noticeable need for maintenance)	3
154	159062	1505 Lamar	WICHITA INVESTMENTS INC	INDUST SUPPLY,DISTR, WHOLESALE (SALES)	0.43	1935	Poor (significant problems with structure)	4
155	159060	1504 Scott	WICHITA INVESTMENTS INC	WAREHOUSES (GENERAL)	0.24	1956	Fair (noticeable need for maintenance)	3
156	159061	1500 Scott	SAVAGE RICHARD D & TINA D SAVAGE	SPECIALTY SHOPS(RETAIL)	0.25	1957	Fair (noticeable need for maintenance)	3
157	159051	1408 Scott	JUMA RIYAZ	CONVENIENCE STORES	0.36	1977	Fair (noticeable need for maintenance)	3
158	159050	1400 Scott	1400 SCOTT LLC	INDUST SUPPLY,DISTR, WHOLESALE (SALES)	0.84	1929	Fair (noticeable need for maintenance)	3
159	159244	1310 Scott	SCRIPPS ACQUISITION LP	PARKING LOTS	0.24	0	Vacant/ Parking (infill development opportunities)	5
160	159243	1300 Scott	SCRIPPS ACQUISITION LP	WAREHOUSES (GENERAL)	0.96	1947	Fair (noticeable need for maintenance)	3
161	159214	1204 Scott	COLLINS MOTOR COMPANY LLC	USED CAR AUTOMOTIVE DEALERSHIP	0.72	0	Vacant/ Parking (infill development opportunities)	5
162	159213	1202 Scott	COLLINS MOTOR COMPANY LLC	USED CAR AUTOMOTIVE DEALERSHIP	0.24	1944	Poor (significant problems with structure)	4
163	159212	1200 Scott	COLLINS MOTOR COMPANY LLC	USED CAR AUTOMOTIVE DEALERSHIP	0.24	1967	Fair (noticeable need for maintenance)	3
164	159268	1122 Scott	WICHITA RESTAURANT & SUPPLY CO INC	INDUST SUPPLY,DISTR, WHOLESALE (SALES)	0.24	1929	Fair (noticeable need for maintenance)	3
165	159267	1118 Scott	WICHITA RESTAURANT SUPPLY	SPECIALTY SHOPS(RETAIL)	0.12	1945	Fair (noticeable need for maintenance)	3
166	159266	1116 Scott	POWELL RICKY	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.12	1945	Fair (noticeable need for maintenance)	3
167	159265	1110 Scott	WARDELL RICKY R	1-STORY OFFICE BLDG	0.40	1955	Fair (noticeable need for maintenance)	3
168	159264	1106 Scott	WARDELL RICKY R	PARKING LOTS	0.08	0	Vacant/ Parking (infill development opportunities)	5
169	159263	1100 Scott	WARDELL RICKY R	SPECIALTY SHOPS(RETAIL)	0.24	1920	Fair (noticeable need for maintenance)	3
170	159446	916 Scott	R C GRAHAM DEVELOPMENT LLC	PARKING GARAGES	0.52	1969	Average (well maintained)	2

TIF4 ID	Parcel ID	Address	Owner	Property Type	Acres	Year Built	Condition	Point Value
171	159445	912 Scott	SALLIS MURRAY W	SPECIALTY SHOPS(RETAIL)	0.18	1955	Fair (noticeable need for maintenance)	3
172	159444	900 Scott	GRAHAM R C DEVELOPEMENT LLC	2 OR MORE STORY OFFICE BLDG	0.51	1971	Fair (noticeable need for maintenance)	3
173	159513	824 Scott	WACHSMAN RANDOLPH J	2 OR MORE STORY OFFICE BLDG	0.17	1920	Poor (significant problems with structure)	4
174	159512	820 Scott	SOUTHWESTERN BELL	UTILITIES - TELEPHONE COMPANIES & COOPERATIVES	0.17	0	Vacant/ Parking (infill development opportunities)	5
175	159511	816 Scott	MORFORD MICHAEL T	SINGLE FAMILY	0.17	1918	Fair (noticeable need for maintenance)	3
176	159508	807 8th	WHITE DAVID H & T C WHITE & CO INC	2 OR MORE STORY OFFICE BLDG	0.52	1919	Average (well maintained)	2
177	159509	810 Scott	HIGHSMITH FRANCES P & VIRGINIA LEE JOINER	BANKS	0.17	0	Vacant/ Parking (infill development opportunities)	5
178	159559	726 Scott	ARES MANAGEMENT & CONSULTING INC	2 OR MORE STORY OFFICE BLDG	0.69	1966	Average (well maintained)	2
179	159557	702 Scott	ARES MANAGEMENT & CONSULTING INC	PARKING LOTS	0.34	0	Vacant/ Parking (infill development opportunities)	5
180	159556	700 Scott	WHITE T C & CO INC	2 OR MORE STORY OFFICE BLDG	0.17	1932	Average (well maintained)	2
181	159689	810 7th	HAYES MACKIE L	LOCAL HAMBURGER STANDS AND CAFES	0.06	1920	Fair (noticeable need for maintenance)	3
182	159690	800 7th	GREEN BRENDA L	SPECIALTY SHOPS(RETAIL)	0.11	1921	Fair (noticeable need for maintenance)	3
183	159688	620 Scott	PUCKETT FAMILY TRUST	REAL ESTATE OFFICES	0.17	1951	Fair (noticeable need for maintenance)	3
184	159687	618 Scott	STEPHENS FRED	PARKING GARAGES	0.34	1925	Fair (noticeable need for maintenance)	3
185	159829	600 Scott	WICHITA COUNTY	COUNTY PROPERTY	0.52	1926	Average (well maintained)	2
186	159908	804 5th	HANES LAND & FARM INC	USED CAR AUTOMOTIVE DEALERSHIP	0.17	1939	Fair (noticeable need for maintenance)	3
187	159907	410 Scott	W F T AUTO SALES INC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
188	159906	408 Scott	W F T AUTO SALES INC	USED CAR AUTOMOTIVE DEALERSHIP	0.17	1948	Fair (noticeable need for maintenance)	3
189	159905	406 Scott	JIMENES ALBERT JR	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.17	0	Vacant/ Parking (infill development opportunities)	5
190	159904	404 Scott	JIMENES ALBERT JR	BARS, LOUNGES, CLUBS	0.17	1935	Poor (significant problems with structure)	4
191	159903	402 Scott	MISER MICKEY WAYNE	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.17	1945	Fair (noticeable need for maintenance)	3
192	160046	400 Scott	KELLEY PATSY JOYCE	LOCAL HAMBURGER STANDS AND CAFES	0.17	1960	Average (well maintained)	2
193	160085	306 Scott	WICHITA FALLS CITY OF	VACANT COMMERCIAL & INDUSTRIAL IN CITY	1.03	2013	Excellent/ Good	1
194	160084	300 Scott	WICHITA FALLS CITY OF	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.17	0	Vacant/ Parking (infill development opportunities)	5
195	160244	214 Scott	POND ROBERT L	INDUSTRIAL SERVICE COMPANY (SERVICE)	0.69	1940	Fair (noticeable need for maintenance)	3
196	160243	204 Scott	KNOWLES KENNETH RAY ESTATE OF	USED CAR AUTOMOTIVE DEALERSHIP	0.17	1982	Fair (noticeable need for maintenance)	3
197	160242	202 Scott	KNOWLES KENNETH RAY ESTATE OF	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.17	1953	Poor (significant problems with structure)	4
198	160241	200 Scott	KNOWLES KENNETH RAY ESTATE OF	BARS, LOUNGES, CLUBS	0.17	1947	Fair (noticeable need for maintenance)	3
199	160323	100 Scott	WICHITA FALLS BICYCLING CLUB INC	1-STORY OFFICE BLDG	0.82	1950	Fair (noticeable need for maintenance)	3
200	160324	805 Front	WICHITA FALLS CITY OF	LAND WATERWAYS AND EMBANKMENTS	1.09	0	Vacant/ Parking (infill development opportunities)	5

TIF4 ID	Parcel ID	Address	Owner	Property Type	Acres	Year Built	Condition	Point Value
201	138629	304 N Scott	SIMMONS JAMES ALLEN	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.52	1925	Poor (significant problems with structure)	4
202	138628	316 N Scott	ROCKING HB INC	BARS, LOUNGES, CLUBS	0.34	1938	Fair (noticeable need for maintenance)	3
203	138627	320 N Scott	ROCKING HB INC	BARS, LOUNGES, CLUBS	0.17	1954	Fair (noticeable need for maintenance)	3
204	138626	322 N Scott	ROCKING HB INC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
205	160349	400 N Scott	HIGHSMITH FRANCES P & VIRGINIA LEE JOINER	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.26	1949	Fair (noticeable need for maintenance)	3
206	160351	408 N Scott	GAONA ARTHUR	BARS, LOUNGES, CLUBS	0.34	1959	Fair (noticeable need for maintenance)	3
207	160352	410 N Scott	UNITED LAND HOLDINGS LTD	BARS, LOUNGES, CLUBS	0.34	1939	Fair (noticeable need for maintenance)	3
208	160339	413 N Scott	UNITED LAND HOLDINGS LTD	BARS, LOUNGES, CLUBS	1.44	1972	Fair (noticeable need for maintenance)	3
209	160340	403 N Scott	HILL EDDIE ETUX ERCIE	SPECIALTY SHOPS(RETAIL)	1.21	2001	Fair (noticeable need for maintenance)	3
210	138623	319 N Scott	HILL EDDIE ETUX ERCIE	PARKING LOTS	0.26	0	Vacant/ Parking (infill development opportunities)	5
211	138624	715 Wichita	HIGHSMITH FRANCES P & VIRGINIA LEE JOINER	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.72	0	Vacant/ Parking (infill development opportunities)	5
212	108426	305 N Scott	CLAPP HOLDINGS LTD	INDUSTRIAL SERVICE COMPANY (SERVICE)	2.66	1975	Fair (noticeable need for maintenance)	3
213	138625	605 Wichita	HIGHSMITH FRANCES P & VIRGINIA LEE JOINER	1-STORY OFFICE BLDG	0.22	0	Vacant/ Parking (infill development opportunities)	5
214	123873	0 N Scott	HIGHSMITH FRANCES P & VIRGINIA LEE JOINER	SERVICE STATIONS	2.50	0	Vacant/ Parking (infill development opportunities)	5
215	102084	313 N Scott	JIMDON INC	BARS, LOUNGES, CLUBS	0.66	1953	Fair (noticeable need for maintenance)	3
216	105661	616 Front	WICHITA FALLS CITY OF	LAND WATERWAYS AND EMBANKMENTS	1.12	0	Vacant/ Parking (infill development opportunities)	5
217	123877	616 Front	BLOCK DIVISION INC	MANUFACTURING ORGANIZATIONS (UNDER 90K)	1.48	1940	Average (well maintained)	2
218	160322	100 Indiana	WICHITA FALLS CITY OF	LAND WATERWAYS AND EMBANKMENTS	0.21	0	Vacant/ Parking (infill development opportunities)	5
219	160321	110 Indiana	MEYER G C & RICHARD MEYER LTD	INDUST SUPPLY, DISTR, WHOLESALE (SALES)	2.72	1925	Average (well maintained)	2
220	160261	203 Scott	RAMIREZ HERMINA V & CLAUDIO RAMIREZ JR	USED CAR AUTOMOTIVE DEALERSHIP	0.43	1965	Poor (significant problems with structure)	4
221	160258	207 Scott	BENJAMIN CYRIL	USED CAR AUTOMOTIVE DEALERSHIP	0.17	1995	Average (well maintained)	2
222	160255	225 Scott	HIGHSMITH FRANCES P & VIRGINIA LEE JOINER	USED CAR AUTOMOTIVE DEALERSHIP	0.60	1975	Fair (noticeable need for maintenance)	3
223	160083	301 Scott	HIGHSMITH FRANCES P & VIRGINIA LEE JOINER	USED CAR AUTOMOTIVE DEALERSHIP	0.17	1963	Fair (noticeable need for maintenance)	3
224	160082	303 Scott	LEATHERWOOD JOANNE H	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.17	0	Vacant/ Parking (infill development opportunities)	5
225	160080	305 Scott	HIGHSMITH FRANCES P & VIRGINIA LEE JOINER	USED CAR AUTOMOTIVE DEALERSHIP	0.34	0	Vacant/ Parking (infill development opportunities)	5
226	160078	313 Scott	HIGHSMITH FRANCES P & VIRGINIA LEE JOINER	USED CAR AUTOMOTIVE DEALERSHIP	0.52	1950	Fair (noticeable need for maintenance)	3
227	159921	401 Scott	WALSER BRIAN ETUX ELIZABETH	GEN CONST CNTRCTRS(INCL BLDRS&ROOFERS)	0.34	1933	Average (well maintained)	2
228	159919	407 Scott	RAMIREZ RAYMUNDO	USED CAR AUTOMOTIVE DEALERSHIP	0.34	1999	Fair (noticeable need for maintenance)	3
229	159918	409 Scott	WHATLEY DAVID LEE	USED CAR AUTOMOTIVE DEALERSHIP	0.52	1940	Fair (noticeable need for maintenance)	3
230	159763	501 Scott	WRIGHT R G LLC	RESTAURANTS & CAFETERIAS & COFFEE SHOPS	0.34	1975	Average (well maintained)	2
231	159762	505 Scott	WRIGHT R G LLC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
232	159761	507 Scott	WRIGHT R G LLC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5

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233	159760	509 Scott	WRIGHT R G LLC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
234	159759	513 Scott	WRIGHT R G LLC	RESTAURANTS & CAFETERIAS & COFFEE SHOPS	0.34	1969	Fair (noticeable need for maintenance)	3
235	159704	601 Scott	WICHITA COUNTY	PARKING LOTS	1.20	0	Vacant/ Parking (infill development opportunities)	5
236	159555	701 Scott	FIRST WICHITA 719 LLC	PARKING GARAGES	0.65	1966	Fair (noticeable need for maintenance)	3
237	159549	719 Scott	FIRST WICHITA 719 LLC	2 OR MORE STORY OFFICE BLDG	0.37	1927	Average (well maintained)	2
238	105430	712 8th	FIRST WICHITA 719 LLC	2 OR MORE STORY OFFICE BLDG	0.18	1981	Fair (noticeable need for maintenance)	3
239	159531	815 Scott	WICHITA FALLS CITY OF	CITY PROPERTY	0.69	0	Vacant/ Parking (infill development opportunities)	5
240	159528	817 Scott	TOBY MARK A	SPECIALTY SHOPS(RETAIL)	0.17	1926	Poor (significant problems with structure)	4
241	159527	825 Scott	AMERICAN NATIONAL BANK	1-STORY OFFICE BLDG	0.34	1980	Average (well maintained)	2
242	159443	901 Scott	R C GRAHAM DEVELOPMENT LLC	PARKING LOTS	0.34	0	Vacant/ Parking (infill development opportunities)	5
243	159442	905 Scott	WHITE T C & CO INC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
244	159441	907 Scott	WHITE T C & CO INC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
245	159440	917 Scott	SALLIS MURRAY W	SPECIALTY SHOPS(RETAIL)	0.17	1910	Fair (noticeable need for maintenance)	3
246	159439	921 Scott	MILLS THOMAS R TRUSTEE OF MILLS FAMILY TRUST	CHILD CARE CENTERS	0.34	1968	Fair (noticeable need for maintenance)	3
247	159376	1001 Scott	GRACE ALBERT THOMAS IV	SPECIALTY SHOPS(RETAIL)	0.29	1935	Fair (noticeable need for maintenance)	3
248	100272	717 10th	DAVIDSON TRACY & JACKIE DAVIDSON	SPECIALTY SHOPS(RETAIL)	0.05	1930	Fair (noticeable need for maintenance)	3
249	100510	715 10th	AMERICAN THRIFT	FINANCE OFFICES	0.03	1930	Fair (noticeable need for maintenance)	3
250	159378	713 10th	JACKSON JERAL W INC DEFINED BENEFIT TRUST	FINANCE OFFICES	0.10	1930	Fair (noticeable need for maintenance)	3
251	159375	1007 Scott	HUFF TERRY ENTERPRISES INC	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.24	1925	Fair (noticeable need for maintenance)	3
252	159374	1013 Scott	HUFF TERRY ENTERPRISES INC	PARKING LOTS	0.48	0	Vacant/ Parking (infill development opportunities)	5
253	159262	1101 Scott	FOIX DANNY	2 OR MORE STORY OFFICE BLDG	0.31	1929	Fair (noticeable need for maintenance)	3
254	109006	1103 Scott	FOIX DANNY	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
255	159261	1105 Scott	WHITELEY ROBERT	SINGLE FAMILY	0.24	1946	Average (well maintained)	2
256	159260	1111 Scott	BAUMER LISA ANN	USED CAR AUTOMOTIVE DEALERSHIP	0.24	1946	Fair (noticeable need for maintenance)	3
257	159259	706 12th	BAUMER LISA ANN	BARS, LOUNGES, CLUBS	0.24	1950	Poor (significant problems with structure)	4
258	159226	1201 Scott	THORNHILL RUBY	SPECIALTY SHOPS(RETAIL)	0.24	1978	Fair (noticeable need for maintenance)	3
259	159225	1209 Scott	CUMMINGS STEVEN W	WAREHOUSES (GENERAL)	0.38	1951	Fair (noticeable need for maintenance)	3
260	159224	1213 Scott	CUMMINGS STEVEN W	WAREHOUSES (GENERAL)	0.59	1918	Fair (noticeable need for maintenance)	3
261	159242	1307 Scott	MILLS THOMAS R TRUSTEE OF MILLS FAMILY TRUST	USED CAR AUTOMOTIVE DEALERSHIP	0.83	1956	Poor (significant problems with structure)	4
262	159240	1313 Scott	MILLS FAMILY TRUST	USED CAR AUTOMOTIVE DEALERSHIP	0.38	1955	Fair (noticeable need for maintenance)	3
263	159059	1401 Scott	WAC PROPERTIES LEASING LLC	INDUSTRIAL SERVICE COMPANY (SERVICE)	0.24	1945	Poor (significant problems with structure)	4
264	159058	1403 Scott	WAC PROPERTIES LEASING LLC	INDUSTRIAL SERVICE COMPANY (SERVICE)	0.50	1938	Fair (noticeable need for maintenance)	3
265	159057	1409 Scott	WICHITA A/C CONDITIONING SUPPLY LLC	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.08	0	Vacant/ Parking (infill development opportunities)	5
266	159056	701 14th	STATE OF TEXAS (ROW)	LAND NOT FOR DEVELOPMENT (MEDIANS, ROWS ECT)	0.08	0	Vacant/ Parking (infill development opportunities)	5
267	159239	1302 Indiana	NUNN BLDG CO	INDUST SUPPLY, DISTR, WHOLESALE (SALES)	1.19	1925	Fair (noticeable need for maintenance)	3
268	159223	1208 Indiana	DAILEY CLARENCE R ETUX KARENS	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.24	1950	Fair (noticeable need for maintenance)	3

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269	159222	1206 Indiana	DAILEY CLARENCE R ETUX KAREN S	GEN CONST CNTRCTRS(INCL BLDRS&ROOFERS)	0.32	1945	Fair (noticeable need for maintenance)	3
270	159221	1204 Indiana	SCRIPPS ACQUISITION LP	WAREHOUSES (GENERAL)	0.16	1950	Fair (noticeable need for maintenance)	3
271	159220	1202 Indiana	GENUINE PARTS CO	INDUST SUPPLY,DISTR, WHOLESALE (SALES)	0.24	1953	Poor (significant problems with structure)	4
272	159219	1200 Indiana	GOULD TOMMY ETUX JOYCE	WAREHOUSES (GENERAL)	0.24	1967	Fair (noticeable need for maintenance)	3
273	159258	1108 Indiana	BARNARD JOHN M JR	SPECIALTY SHOPS(RETAIL)	0.39	1961	Average (well maintained)	2
274	159257	1106 Indiana	HAY JAMES E	WAREHOUSES (GENERAL)	0.10	1940	Fair (noticeable need for maintenance)	3
275	159398	1100 Indiana	GENESIS PLACE THE	GEN CONST CNTRCTRS(INCL BLDRS&ROOFERS)	0.72	2004	Average (well maintained)	2
276	159373	1024 Indiana	ROGERS JACKIE LEE	FURNITURE STRS(7K& LARGER-IF LESS FR51)	0.17	1929	Fair (noticeable need for maintenance)	3
277	159372	1022 Indiana	ROGERS JACKIE LEE	SPECIALTY SHOPS(RETAIL)	0.14	1929	Fair (noticeable need for maintenance)	3
278	159371	1008 Indiana	BOGAN JACK FAMILY LIMITED PARTNERSHIP TX LP	LOCAL HAMBURGER STANDS AND CAFES	0.41	1939	Fair (noticeable need for maintenance)	3
279	159370	1004 Indiana	BOGAN JACK FAMILY LIMITED PARTNERSHIP TX LP	WAREHOUSES (GENERAL)	0.16	1987	Fair (noticeable need for maintenance)	3
280	159369	1000 Indiana	BOGAN JACK FAMILY LIMITED PARTNERSHIP TX LP	FURNITURE STRS(7K& LARGER-IF LESS FR51)	0.32	1929	Poor (significant problems with structure)	4
281	159438	700 10th	JOHNSON GAIL DR	SPECIALTY SHOPS(RETAIL)	0.17	1915	Fair (noticeable need for maintenance)	3
282	159437	922 Indiana	ESTELLINE LLC	SPECIALTY SHOPS(RETAIL)	0.17	1919	Poor (significant problems with structure)	4
283	227390	918 Indiana	VECTRA VENTURE LLC	PARKING LOTS	0.00	0	Vacant/ Parking (infill development opportunities)	5
284	159435	914 Indiana	FUENTES MARGARET	SPECIALTY SHOPS(RETAIL)	0.17	1919	Fair (noticeable need for maintenance)	3
285	159434	908 Indiana	MORENO GUILFREDO & JULIA MORENO	BARS, LOUNGES, CLUBS	0.17	1919	Fair (noticeable need for maintenance)	3
286	159433	900 Indiana	VECTRA VENTURE LLC	INDUST SUPPLY,DISTR, WHOLESALE (SALES)	0.34	1919	Poor (significant problems with structure)	4
287	159526	824 Indiana	SEWARD EDITH K	2 OR MORE STORY OFFICE BLDG	0.17	1902	Fair (noticeable need for maintenance)	3
288	159525	822 Indiana	NARANJO DEREK	SPECIALTY SHOPS(RETAIL)	0.17	1920	Fair (noticeable need for maintenance)	3
289	159524	818 Indiana	SEWARD EDITH K	PARKING GARAGES	0.11	1935	Poor (significant problems with structure)	4
290	102292	816 Indiana	HILL PAULA	SPECIALTY SHOPS(RETAIL)	0.07	1935	Fair (noticeable need for maintenance)	3
291	159523	814 Indiana	WICHITA INVESTMENTS INC	SPECIALTY SHOPS(RETAIL)	0.17	1953	Fair (noticeable need for maintenance)	3
292	159522	808 Indiana	WICHITA TOWER INC	PARKING LOTS	0.22	0	Vacant/ Parking (infill development opportunities)	5
293	159521	804 Indiana	WICHITA TOWER INC	PARKING LOTS	0.12	0	Vacant/ Parking (infill development opportunities)	5
294	159520	800 Indiana	WICHITA TOWER INC	2 OR MORE STORY OFFICE BLDG	0.17	1919	Average (well maintained)	2
295	159547	728 Indiana	WICHITA INVESTMENTS INC	2 OR MORE STORY OFFICE BLDG	0.17	1914	Fair (noticeable need for maintenance)	3
296	159546	724 Indiana	WICHITA INVESTMENTS INC	SPECIALTY SHOPS(RETAIL)	0.09	1954	Fair (noticeable need for maintenance)	3
297	159545	720 Indiana	W L BULIDING INC LEASE WICHITA COUNTY	COUNTY PROPERTY	0.43	1977	Average (well maintained)	2
298	159544	710 7th	WICHITA COUNTY	COUNTY PROPERTY	0.52	1981	Average (well maintained)	2
299	159698	624 Indiana	MWH GROUP PC	2 OR MORE STORY OFFICE BLDG	0.86	1935	Average (well maintained)	2
300	159696	600 Indiana	VALADEZ BEN JR (L/E)	FURNITURE STRS(7K& LARGER-IF LESS FR51)	0.34	1909	Fair (noticeable need for maintenance)	3
301	159902	524 Indiana	DZIELAWA JAMES W & SANDRA L	MISCELLANEOUS	0.26	1930	Poor (significant problems with structure)	4
302	159901	508 Indiana	RORABAUGH ROBERT L	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.26	0	Vacant/ Parking (infill development opportunities)	5
303	159900	504 Indiana	RORABAUGH ROBERT L	INDUST SUPPLY,DISTR, WHOLESALE (SALES)	0.34	1937	Poor (significant problems with structure)	4
304	159899	500 Indiana	R G WRIGHT LLC	SPECIALTY SHOPS (SERVICE)	0.34	1929	Poor (significant problems with structure)	4

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305	159915	408 Indiana	WARD LARRY DALE	PARKING LOTS	0.52	0	Vacant/ Parking (infill development opportunities)	5
306	104920	406 Indiana	WARD LARRY DALE	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.17	1920	Poor (significant problems with structure)	4
307	159914	404 Indiana	WARD LARRY DALE	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.17	1920	Fair (noticeable need for maintenance)	3
308	159913	402 Indiana	PARKS KEVIN L	MARKETS (MEAT OR PRODUCE)	0.17	1962	Poor (significant problems with structure)	4
309	159912	400 Indiana	PARKS KEVIN L	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.17	0	Vacant/ Parking (infill development opportunities)	5
310	160076	316 Indiana	PETERS FAMILY LIMITED PARTNERSHIP	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.17	1939	Fair (noticeable need for maintenance)	3
311	160075	314 Indiana	PETERS FAMILY LIMITED PARTNERSHIP	GEN CONST CNTRCTRS(INCL BLDRS&ROOFERS)	0.34	1938	Fair (noticeable need for maintenance)	3
312	160074	300 Indiana	PETERS FAMILY LIMITED PARTNERSHIP	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.69	1933	Fair (noticeable need for maintenance)	3
313	160254	218 Indiana	WBS REALTY LLC	INDUST SUPPLY,DISTR, WHOLESALE (SALES)	0.34	1956	Poor (significant problems with structure)	4
314	160253	206 Indiana	G T P ACQUISITION PARTNERS II LLC	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.52	0	Vacant/ Parking (infill development opportunities)	5
315	160252	200 Indiana	GROVES MARVIN L	GEN CONST CNTRCTRS(INCL BLDRS&ROOFERS)	0.34	1945	Fair (noticeable need for maintenance)	3
316	160315	101 Indiana	MEYER G C & RICHARD MEYER LTD	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.26	0	Vacant/ Parking (infill development opportunities)	5
317	160314	105 Indiana	COTTERLY GERALD E	WAREHOUSES (GENERAL)	0.09	1953	Fair (noticeable need for maintenance)	3
318	160313	109 Indiana	COTTERLY GERALD E	WAREHOUSES (GENERAL)	0.26	1930	Fair (noticeable need for maintenance)	3
319	160316	113 Indiana	COTTERLY GERALD E	SPECIALTY SHOPS (SERVICE)	0.09	1929	Poor (significant problems with structure)	4
320	160317	115 Indiana	BLOCK DIVISION INC	WAREHOUSES (GENERAL)	0.34	1927	Fair (noticeable need for maintenance)	3
321	160318	123 Indiana	CARNAHAN JASON	WAREHOUSES (GENERAL)	0.26	1971	Average (well maintained)	2
322	160126	201 Indiana	WADSWORTH DENNIS B	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.17	0	Vacant/ Parking (infill development opportunities)	5
323	160123	219 Indiana	WADSWORTH DENNIS B	INDUSTRIAL SERVICE COMPANY (SERVICE)	1.03	2012	Fair (noticeable need for maintenance)	3
324	160073	301 Indiana	KROTTINGER LYNDA	INDUST SUPPLY,DISTR, WHOLESALE (SALES)	0.26	1941	Poor (significant problems with structure)	4
325	160072	325 Indiana	SOUTHERN FOODS GROUP LP	DISTRIBUTORS (FOOD OR DRINK)	0.77	1946	Fair (noticeable need for maintenance)	3
326	160071	325 Indiana	OLIVER M W	DISTRIBUTORS (FOOD OR DRINK)	0.17	0	Vacant/ Parking (infill development opportunities)	5
327	159928	417 Indiana	WICHITA INVESTMENTS INC TX CORP	WAREHOUSES (GENERAL)	1.21	1965	Poor (significant problems with structure)	4
328	159898	501 Indiana	WICHITA FALLS BACKDOOR PLAYERS INC	MOVIE, THEATRE HOUSES	0.69	1919	Fair (noticeable need for maintenance)	3
329	159897	517 Indiana	MJH HOLDINGS INC	SPECIALTY SHOPS (SERVICE)	0.17	1923	Fair (noticeable need for maintenance)	3
330	159896	521 Indiana	MJH HOLDINGS INC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
331	159895	618 6th	JIMENES ALBERT	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.17	0	Vacant/ Parking (infill development opportunities)	5
332	159726	601 Indiana	REED FAMILY PARTNERSHIP LLC	INDUST SUPPLY,DISTR, WHOLESALE (SALES)	0.43	1918	Fair (noticeable need for maintenance)	3
333	159725	611 Indiana	DIGITAL DEVIANCE LLC	PARKING GARAGES	0.09	1909	Poor (significant problems with structure)	4
334	159722	613 Indiana	DIGITAL DEVIANCE LLC	SPECIALTY SHOPS(RETAIL)	0.09	1910	Fair (noticeable need for maintenance)	3
335	159723	615 Indiana	GIOLDASIS SPEROS	PARKING LOTS	0.09	0	Vacant/ Parking (infill development opportunities)	5
336	159720	617 Indiana	MWH GROUP PC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5

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337	159719	624 7th	HAMMON ABBOTT ANDERSON CANNON PARTNERSHIP	PARKING LOTS	0.05	0	Vacant/ Parking (infill development opportunities)	5
338	159717	618 7th	MWH GROUP PC	PARKING LOTS	0.16	0	Vacant/ Parking (infill development opportunities)	5
339	159716	616 7th	WESTERMAN MARIE & CHARLES WESTERMAN	SPECIALTY SHOPS(RETAIL)	0.05	1909	Fair (noticeable need for maintenance)	3
340	159715	614 7th	CATO SHIRLEY G	SPECIALTY SHOPS(RETAIL)	0.05	1909	Fair (noticeable need for maintenance)	3
341	159686	613 7th	BINA ROBERT N	SPECIALTY SHOPS(RETAIL)	0.06	1935	Poor (significant problems with structure)	4
342	159685	615 7th	SCOTT JACOB	SPECIALTY SHOPS(RETAIL)	0.06	1906	Poor (significant problems with structure)	4
343	159684	617 7th	TUCKER RESOURCES INC	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.06	0	Vacant/ Parking (infill development opportunities)	5
344	159683	701 Indiana	TUCKER RESOURCES INC	SMALL CLOTHING STORES	0.17	1902	Poor (significant problems with structure)	4
345	159682	709 Indiana	TUCKER RESOURCES INC TX CORP	1-STORY OFFICE BLDG	0.09	1919	Fair (noticeable need for maintenance)	3
346	159681	711 Indiana	DICKINSON JOHN R & DANIEL M AHERN	SPECIALTY SHOPS(RETAIL)	0.09	1943	Fair (noticeable need for maintenance)	3
347	159680	713 Indiana	PRIDY PROPERTIES INC	SPECIALTY SHOPS(RETAIL)	0.17	1919	Poor (significant problems with structure)	4
348	159679	717 Indiana	CAIN KENNETH & DAVID RAYMOND CAIN	SMALL CLOTHING STORES	0.17	1919	Poor (significant problems with structure)	4
349	159675	727 Indiana	WICHITA TOWER INC	PARKING LOTS	0.34	0	Vacant/ Parking (infill development opportunities)	5
350	103543	801 Indiana	WICHITA INVESTMENTS INC	BARS, LOUNGES, CLUBS	0.07	1960	Fair (noticeable need for maintenance)	3
351	159404	615 8th	DICKINSON JOHN R & DANIEL M AHERN	BARS, LOUNGES, CLUBS	0.10	1930	Fair (noticeable need for maintenance)	3
352	159403	803 Indiana	DAYBREAK COMMUNITY SERVICES INC	1-STORY OFFICE BLDG	0.16	1920	Average (well maintained)	2
353	159402	809 Indiana	WICHITA INVESTMENTS INC	DOCTOR'S OFFICE	0.09	1920	Average (well maintained)	2
354	159401	811 Indiana	WICHITA INVESTMENTS INC	1-STORY OFFICE BLDG	0.09	1920	Fair (noticeable need for maintenance)	3
355	159400	813 Indiana	WICHITA TOWER INC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
356	159399	817 Indiana	WICHITA TOWER INC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
357	159542	819 Indiana	FIRST INDIANA COMPANY LTD	PARKING LOTS	0.34	0	Vacant/ Parking (infill development opportunities)	5
358	159432	901 Indiana	FIRST INDIANA COMPANY LTD	2 OR MORE STORY OFFICE BLDG	0.34	1927	Average (well maintained)	2
359	159431	911 Indiana	WICHITA INVESTMENTS INC	SPECIALTY SHOPS(RETAIL)	0.26	1927	Fair (noticeable need for maintenance)	3
360	159430	915 Indiana	4 KIDZ SAKE OF WICHITA FALLS	SPECIALTY SHOPS(RETAIL)	0.22	1927	Fair (noticeable need for maintenance)	3
361	159429	919 Indiana	4 KIDZ SAKE OF WICHITA FALLS	SPECIALTY SHOPS(RETAIL)	0.04	1927	Average (well maintained)	2
362	159427	925 Indiana	4 KIDZ SAKE OF WICHITA FALLS	MOVIE, THEATRE HOUSES	0.24	1908	Fair (noticeable need for maintenance)	3
363	159428	927 Indiana	BRUNETTE PAUL H & ROBERT R STUART TESTAMENTARY TRUST	1-STORY OFFICE BLDG	0.09	1910	Fair (noticeable need for maintenance)	3
364	159379	1001 Indiana	WICHITA FALLS CITY OF	CITY PROPERTY	2.61	1952	Average (well maintained)	2
365	159397	1101 Indiana	CARGAL MARY V TRUSTEE ROY V CARGAL SR	SPECIALTY SHOPS(RETAIL)	0.24	1927	Fair (noticeable need for maintenance)	3
366	159396	1105 Indiana	WICHITA FALLS CITY OF	PARKING LOTS	0.48	0	Vacant/ Parking (infill development opportunities)	5
367	159395	1111 Indiana	WICHITA GLASS &	INDUST SUPPLY,DISTR, WHOLESALE (SALES)	0.17	1929	Fair (noticeable need for maintenance)	3
368	159394	1113 Indiana	WICHITA GLASS &	PARKING LOTS	0.31	0	Vacant/ Parking (infill development opportunities)	5
369	159236	1201 Indiana	LERMA LUZ CONSTRUCTION INC	WAREHOUSES (GENERAL)	0.17	1948	Fair (noticeable need for maintenance)	3
370	159235	1203 Indiana	LERMA LUZ CONSTRUCTION INC	1-STORY OFFICE BLDG	0.14	1950	Fair (noticeable need for maintenance)	3
371	159234	1205 Indiana	LERMA LUZ CONSTRUCTION INC	WAREHOUSES (GENERAL)	0.17	1948	Fair (noticeable need for maintenance)	3
372	159233	1211 Indiana	LERMA LUZ CONSTRUCTION INC	WAREHOUSES (GENERAL)	0.36	1929	Fair (noticeable need for maintenance)	3
373	159232	1217 Indiana	STREICH'S DISTRIBUTING & LEASING CO	WAREHOUSES (GENERAL)	0.36	1926	Poor (significant problems with structure)	4
374	159238	1301 Indiana	GARCIA JOE	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.11	0	Vacant/ Parking (infill development opportunities)	5



TIF4 ID	Parcel ID	Address	Owner	Property Type	Acres	Year Built	Condition	Point Value
375	105526	1305 Indiana	GARCIA JOE	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.27	0	Vacant/ Parking (infill development opportunities)	5
376	159227	601 12th	IRBY TOMMY DON & DONNA L IRBY	WAREHOUSES (GENERAL)	1.00	1950	Fair (noticeable need for maintenance)	3
377	159392	1110 Ohio	LONE STAR RENTALS AS TEXAS PARTNERSHIP	PARKING LOTS	0.55	0	Vacant/ Parking (infill development opportunities)	5
378	159391	1108 Ohio	BERARDI TIMOTHY G	GEN CONST CNTRCTRS(INCL BLDRS&ROOFERS)	0.17	1959	Fair (noticeable need for maintenance)	3
379	159390	1104 Ohio	BERARDI TIMOTHY G	LOCAL HAMBURGER STANDS AND CAFES	0.24	1950	Fair (noticeable need for maintenance)	3
380	159389	605 11th	ANDERSON'S RADIATOR SHOP INC	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.08	1945	Fair (noticeable need for maintenance)	3
381	159388	1100 Ohio	ANDERSON'S RADIATOR SHOP INC	WAREHOUSES (GENERAL)	0.16	1986	Average (well maintained)	2
382	159426	918 Ohio	WICHITA FALLS CITY OF	PARKING LOTS	0.34	0	Vacant/ Parking (infill development opportunities)	5
383	159425	910 Ohio	WICHITA FALLS CITY OF	PARKING LOTS	0.34	0	Vacant/ Parking (infill development opportunities)	5
384	159424	908 Ohio	WICHITA FALLS CITY OF	PARKING LOTS	0.10	0	Vacant/ Parking (infill development opportunities)	5
385	159423	900 Ohio	WICHITA FALLS CITY OF	LAND NOT FOR DEVELOPMENT (MEDIANS, ROWS ECT)	0.41	0	Vacant/ Parking (infill development opportunities)	5
386	159539	820 Ohio	WICHITA FALLS CITY OF	PARKING LOTS	0.34	0	Vacant/ Parking (infill development opportunities)	5
387	159538	816 Ohio	DAYBREAK COMMUNITY SERVICES INC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
388	159537	814 Ohio	WICHITA TOWER INC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
389	159536	810 Ohio	WICHITA TOWER INC	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
390	159532	611 8th	608 EIGHTH STREET ENTERPRISES LLC	RESTAURANTS & CAFETERIAS & COFFEE SHOPS	0.16	1915	Average (well maintained)	2
391	159533	800 Ohio	DWFD ZALES BLDG VISION LLC	SPECIALTY SHOPS(RETAIL)	0.18	1915	Fair (noticeable need for maintenance)	3
392	159674	600 8th	HISTORIC HOLT HOTEL LLC	APARTMENTS (14 UNITS AND OVER)	1.03	1914	Average (well maintained)	2
393	159661	609 7th	BOERMA KEVIN L & MELISSA A BOERMA	SPECIALTY SHOPS(RETAIL)	0.11	1901	Fair (noticeable need for maintenance)	3
394	159662	607 7th	STRICKLAND L K	BARS, LOUNGES, CLUBS	0.06	1940	Fair (noticeable need for maintenance)	3
395	159711	612 7th	UNITED LAND HOLDINGS LTD	RESTAURANTS & CAFETERIAS & COFFEE SHOPS	0.04	1916	Fair (noticeable need for maintenance)	3
396	159714	610 7th	WICHITA FALLS CITY OF TRUSTEE	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.02	0	Vacant/ Parking (infill development opportunities)	5
397	159712	608 7th	BOYLAN COOPER A	BARS, LOUNGES, CLUBS	0.07	1921	Poor (significant problems with structure)	4
398	159713	600 7th	CONFIDENTIAL OWNER	SPECIALTY SHOPS(RETAIL)	0.06	1965	Fair (noticeable need for maintenance)	3
399	159710	620 Ohio	EASTERN TREASURES LLC	SPECIALTY SHOPS(RETAIL)	0.16	1919	Fair (noticeable need for maintenance)	3
400	159709	618 Ohio	HARDY BRENDA	SPECIALTY SHOPS (SERVICE)	0.09	1913	Fair (noticeable need for maintenance)	3
401	159708	616 Ohio	HARDY BRENDA	SPECIALTY SHOPS (SERVICE)	0.09	1913	Fair (noticeable need for maintenance)	3
402	159707	612 Ohio	LIM JOSEPH D	SPECIALTY SHOPS(RETAIL)	0.17	1919	Fair (noticeable need for maintenance)	3
403	159706	604 Ohio	WEKSLER INVESTMENT CORP	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.03	0	Vacant/ Parking (infill development opportunities)	5
404	159705	600 Ohio	WEKSLER INVESTMENT CORP	SPECIALTY SHOPS(RETAIL)	0.49	1910	Fair (noticeable need for maintenance)	3
405	159894	600 6th	PETTY CHARLES	AUTOMOTIVE SALES STORE	0.17	1914	Fair (noticeable need for maintenance)	3
406	159893	522 Ohio	PETTY CHARLES	WAREHOUSES (GENERAL)	0.17	1909	Poor (significant problems with structure)	4
407	159892	518 Ohio	VILLALOBOS ALFRED JR	WAREHOUSES (GENERAL)	0.17	1925	Fair (noticeable need for maintenance)	3
408	159891	506 Ohio	POWELL RICKY D	WAREHOUSES (GENERAL)	0.17	1953	Fair (noticeable need for maintenance)	3
409	159890	502 Ohio	WICHITA FALLS BACKDOOR PLAYERS INC	MISCELLANEOUS	0.52	0	Vacant/ Parking (infill development opportunities)	5
410	159927	414 Ohio	ROMOSER BRUCE ETUX LINDA	WAREHOUSES (GENERAL)	0.14	1916	Fair (noticeable need for maintenance)	3
411	159926	412 Ohio	ROMOSER BRUCE ETUX LINDA	WAREHOUSES (GENERAL)	0.21	1932	Poor (significant problems with structure)	4

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412	159925	410 Ohio	ROMOSER BRUCE ETUX LINDA	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.17	0	Vacant/ Parking (infill development opportunities)	5
413	159924	408 Ohio	WICHITA FALLS CITY OF TRUSTEE	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.17	0	Vacant/ Parking (infill development opportunities)	5
414	159923	404 Ohio	WICHITA FALLS CITY OF TRUSTEE	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.17	0	Vacant/ Parking (infill development opportunities)	5
415	159922	400 Ohio	RAMIREZ CLAUDIO JR	WAREHOUSES (GENERAL)	0.34	1939	Poor (significant problems with structure)	4
416	160070	312 Ohio	SOUTHERN FOODS GROUP LP	DISTRIBUTORS (FOOD OR DRINK)	1.21	1980	Fair (noticeable need for maintenance)	3
417	160122	212 Ohio	GARZA RICHARD & MARY KATHLEEN GARZA	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.26	0	Vacant/ Parking (infill development opportunities)	5
418	160121	210 Ohio	GARZA RICHARD & MARY KATHLEEN GARZA	WELDING SHOPS, SMALL MACHINE SHOPS	0.17	1945	Poor (significant problems with structure)	4
419	160119	208 Ohio	GARZA RICHARD & MARY KATHLEEN GARZA	INDUSTRIAL SERVICE COMPANY (SERVICE)	0.43	1925	Poor (significant problems with structure)	4
420	160262	200 Ohio	COTTERLY GERALD E	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.33	1989	Fair (noticeable need for maintenance)	3
421	160312	601 Front	WICHITA FALLS CITY OF TRUSTEE	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.22	0	Vacant/ Parking (infill development opportunities)	5
422	100003	400 Bridge	WICHITA FALLS STREAMS & VALLEYS INC	MISCELLANEOUS EXEMPT	4.07	1917	Average (well maintained)	2
423	105767	100 Bridge	WICHITA FALLS CITY OF	LAND WATERWAYS AND EMBANKMENTS	0.94	0	Vacant/ Parking (infill development opportunities)	5
424	100001	526 Front	CECIL MICHAEL WAYNE	WELDING SHOPS, SMALL MACHINE SHOPS	0.92	1953	Fair (noticeable need for maintenance)	3
425	100002	529 Front	ALBUS DOUGLAS ETUX ANNA MARIE	SPECIALTY SHOPS(RETAIL)	0.54	1985	Poor (significant problems with structure)	4
426	159888	522 6th	WICHITA FALLS CITY OF TRUSTEE	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.43	0	Vacant/ Parking (infill development opportunities)	5
427	159889	500 6th	WICHITA FALLS CITY OF TRUSTEE	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.09	0	Vacant/ Parking (infill development opportunities)	5
428	159732	601 Ohio	GORDON ROBERT B ETUX BRIGIDA	SINGLE FAMILY	0.17	1921	Fair (noticeable need for maintenance)	3
429	159731	605 Ohio	VALADEZ BEN JR (L/E)	WAREHOUSES (GENERAL)	0.09	1915	Poor (significant problems with structure)	4
430	159730	617 Ohio	WALSER BRIAN K ETUX ELIZABETH D	SPECIALTY SHOPS(RETAIL)	0.60	1909	Fair (noticeable need for maintenance)	3
431	159729	623 Ohio	GRAHAM R C INC	PARKING LOTS	0.10	0	Vacant/ Parking (infill development opportunities)	5
432	159728	534 7th	GRAHAM R C INC	APARTMENTS (14 UNITS AND OVER)	0.25	1923	Average (well maintained)	2
433	159727	504 7th	GROVES MARVIN L	GEN CONST CNTRCTRS(INCL BLDRS&ROOFERS)	0.64	1919	Fair (noticeable need for maintenance)	3
434	159644	503 7th	MARKS MICHEL, LILA SMITH, ROSE MARCUS	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.11	0	Vacant/ Parking (infill development opportunities)	5
435	159643	507 7th	LITLLEST SKYSCRAPER LLC	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.06	0	Vacant/ Parking (infill development opportunities)	5
436	159642	509 7th	LITLLEST SKYSCRAPER LLC	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.08	0	Vacant/ Parking (infill development opportunities)	5
437	159641	511 7th	LITLLEST SKYSCRAPER LLC	SPECIALTY SHOPS(RETAIL)	0.04	1906	Average (well maintained)	2
438	159659	701 Ohio	TRAJAN LLC	LOCAL HAMBURGER STANDS AND CAFES	0.52	1955	Average (well maintained)	2
439	159652	717 Ohio	VECTRA VENTURE LLC	INDUST SUPPLY,DISTR, WHOLESALE (SALES)	0.26	1958	Fair (noticeable need for maintenance)	3
440	159646	725 Ohio	WICHITA FALLS CITY OF	CITY PROPERTY	0.43	1981	Average (well maintained)	2

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441	159645	500 8th	CARGAL MARY V	HARDWARE, PAINT STORES, APPLIANCE STORES	0.57	1909	Fair (noticeable need for maintenance)	3
442	159406	501 8th	WICHITA FALLS CITY OF	CITY PROPERTY	1.21	0	Vacant/ Parking (infill development opportunities)	5
443	159405	503 8th	JMWJR PROPERTIES LLC	2 OR MORE STORY OFFICE BLDG	0.06	1909	Average (well maintained)	2
444	159416	505 8th	JMWJR PROPERTIES LLC	PARKING LOTS	0.10	0	Vacant/ Parking (infill development opportunities)	5
445	159417	507 8th	WICHITA FALLS CITY OF	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.03	0	Vacant/ Parking (infill development opportunities)	5
446	159415	801 Ohio	WICHITA COUNTY HERITAGE SOCIETY	MISCELLANEOUS	0.10	1909	Average (well maintained)	2
447	159414	805 Ohio	WICHITA COUNTY HERITAGE SOCIETY	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.05	0	Vacant/ Parking (infill development opportunities)	5
448	159413	807 Ohio	WICHITA COUNTY HERITAGE SOCIETY	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.05	0	Vacant/ Parking (infill development opportunities)	5
449	159412	809 Ohio	MOSHER STEVEN	SPECIALTY SHOPS (SERVICE)	0.17	1909	Fair (noticeable need for maintenance)	3
450	159411	815 Ohio	CLAY DIANE T	RECREATIONAL VEHICLE SALES	0.17	1977	Fair (noticeable need for maintenance)	3
451	159410	817 Ohio	BRANCH ENTERPRISES LLC	SPECIALTY SHOPS (SERVICE)	0.17	1915	Fair (noticeable need for maintenance)	3
452	159409	823 Ohio	WICHITA FALLS CITY OF	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
453	159408	825 Ohio	WICHITA FALLS CITY OF	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
454	159421	500 10th	WILSON HERMAN & GREGORY R WILSON	DISTRIBUTORS (FOOD OR DRINK)	1.21	1968	Fair (noticeable need for maintenance)	3
455	159422	901 Ohio	BKW PROPERTIES LLC	WAREHOUSES (GENERAL)	1.21	1923	Fair (noticeable need for maintenance)	3
456	159383	1009 Ohio	SOELL J ERWIN	SPECIALTY SHOPS(RETAIL)	0.26	1919	Fair (noticeable need for maintenance)	3
457	159382	1015 Ohio	MILLER JAMES	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.48	1949	Fair (noticeable need for maintenance)	3
458	106011	1011 Ohio	WICHITA PIPE & SUPPLY CO INC	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.24	0	Vacant/ Parking (infill development opportunities)	5
459	159387	1101 Ohio	WICHITA PIPE & SUPPLY CO INC	INDUST SUPPLY,DISTR, WHOLESALE (SALES)	0.17	1929	Poor (significant problems with structure)	4
460	159386	1103 Ohio	LONE STAR RENTALS AS TEXAS PARTNERSHIP	INDUST SUPPLY,DISTR, WHOLESALE (SALES)	0.31	1953	Poor (significant problems with structure)	4
461	159385	1105 Ohio	IRBY TOMMY DON & DONNA L IRBY	PARKING LOTS	0.72	0	Vacant/ Parking (infill development opportunities)	5
462	159237	1201 Ohio	IRBY TOMMY DON & DONNA L IRBY	PARKING LOTS	0.23	0	Vacant/ Parking (infill development opportunities)	5
463	159384	502 12th	LONE STAR RENTALS AS TEXAS PARTNERSHIP	INDUST SUPPLY,DISTR, WHOLESALE (SALES)	1.18	1982	Fair (noticeable need for maintenance)	3
464	147052	201 N Mill	HORWITZ GERALDINE FAYE ET AL	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.06	0	Vacant/ Parking (infill development opportunities)	5
465	147053	203 N Mill	ARCO TV RENTAL & SALES INC	WAREHOUSES (GENERAL)	0.17	1940	Poor (significant problems with structure)	4
466	147060	208 Lake	STATE OF TEXAS (ROW)	LAND NOT FOR DEVELOPMENT (MEDIANS, ROWS ECT)	0.03	0	Vacant/ Parking (infill development opportunities)	5
467	147059	208 Lake	STATE OF TEXAS (ROW)	LAND NOT FOR DEVELOPMENT (MEDIANS, ROWS ECT)	0.03	0	Vacant/ Parking (infill development opportunities)	5
468	147058	208 Lake	STATE OF TEXAS (ROW)	LAND NOT FOR DEVELOPMENT (MEDIANS, ROWS ECT)	0.07	0	Vacant/ Parking (infill development opportunities)	5
469	147054	313 N Mill	PERKINS-PROTHRO FDN	LAND NOT FOR DEVELOPMENT (MEDIANS, ROWS ECT)	0.13	0	Vacant/ Parking (infill development opportunities)	5
470	147055	315 N Mill	WICHITA FALLS CITY OF	LAND NOT FOR DEVELOPMENT (MEDIANS, ROWS ECT)	0.13	0	Vacant/ Parking (infill development opportunities)	5
471	147057	317 N Mill	WICHITA FALLS CITY OF	LAND NOT FOR DEVELOPMENT (MEDIANS, ROWS ECT)	0.06	0	Vacant/ Parking (infill development opportunities)	5
472	147056	319 N Mill	WICHITA FALLS CITY OF	LAND NOT FOR DEVELOPMENT (MEDIANS, ROWS ECT)	0.03	0	Vacant/ Parking (infill development opportunities)	5

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473	159639	403 7th	SALVATION ARMY	DISCOUNT STORES	1.21	1965	Average (well maintained)	2
474	159738	406 6th	MOTE A V ETUX FRANCES	GRAIN ELEVATORS	1.65	1942	Poor (significant problems with structure)	4
475	159887	501 Michigan	MALLONEE RONALD F	PARKING LOTS	0.17	0	Vacant/ Parking (infill development opportunities)	5
476	159883	404 6th	WICHITA FALLS CITY OF TRUSTEE	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.06	0	Vacant/ Parking (infill development opportunities)	5
477	159882	512 Lee	PALACIOS EDWARD	SINGLE FAMILY	0.19	1930	Fair (noticeable need for maintenance)	3
478	159881	508 Lee	PALACIOS EDWARD	SINGLE FAMILY	0.27	1945	Fair (noticeable need for maintenance)	3
479	159880	506 Lee	MORRIS VAN LINES INC	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.17	0	Vacant/ Parking (infill development opportunities)	5
480	159877	500 Lee	MALLONEE RONALD F	PARKING LOTS	0.52	1955	Fair (noticeable need for maintenance)	3
481	159935	400 5th	MALLONEE RONALD F	WAREHOUSES (GENERAL)	0.19	1977	Fair (noticeable need for maintenance)	3
482	159934	410 Lee	ALANIZ JOSE ETUX BEATRICE	SINGLE FAMILY	0.32	1915	Average (well maintained)	2
483	159932	406 Lee	SAYOUN SUSAN RAE	RESIDENTIAL VACANT LOT WITHIN CITY	0.17	0	Vacant/ Parking (infill development opportunities)	5
484	159931	404 Lee	WICHITA FALLS CITY OF TRUSTEE	RESIDENTIAL VACANT LOT WITHIN CITY	0.17	0	Vacant/ Parking (infill development opportunities)	5
485	159930	402 Lee	GREEN JAMES E	SINGLE FAMILY	0.17	1945	Poor (significant problems with structure)	4
486	159951	403 Lee	FLORES JUAN N SR & ROSALINDA S FLORES	SINGLE FAMILY	0.17	1930	Fair (noticeable need for maintenance)	3
487	159950	405 Lee	SILVA RAYMOND SR (L/E)	SINGLE FAMILY	0.26	1930	Average (well maintained)	2
488	159949	409 Lee	SILVA RAYMOND SR	SINGLE FAMILY	0.26	2001	Average (well maintained)	2
489	159948	411 Lee	MT CALVARY METHODIST	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.34	0	Vacant/ Parking (infill development opportunities)	5
490	159876	501 Lee	VENEGAS GREGORIO ETUX JUANITA	SINGLE FAMILY	0.17	1901	Fair (noticeable need for maintenance)	3
491	159875	503 Lee	CARRERA AMELIA TALAVERA	SINGLE FAMILY	0.17	1901	Average (well maintained)	2
492	160127	206 Michigan	NORTH CENTRAL TEXAS COMMUNITY HEALTH CARE CENTER	WAREHOUSES (GENERAL)	1.21	1959	Poor (significant problems with structure)	4
493	160309	106 Michigan	SMITH & HENRY LAND & CATTLE CO	MISCELLANEOUS	0.69	1948	Poor (significant problems with structure)	4
494	160310	501 Front	COX JIMMY C	SALVAGE COMPANY	0.60	1987	Poor (significant problems with structure)	4
495	160305	423 Front	MORRIS JIM	MISCELLANEOUS	0.26	1939	Poor (significant problems with structure)	4
496	160304	417 Front	DAVIS VELDA	GARAGES (AUTO SERV., REPAIR BUSINESSES)	0.26	1964	Poor (significant problems with structure)	4
497	160306	107 Michigan	PERRY CLARENCE JR	SINGLE FAMILY	0.34	1939	Average (well maintained)	2
498	160307	109 Michigan	WICHITA FALLS CITY OF TRUSTEE	RESIDENTIAL VACANT LOT WITHIN CITY	0.17	0	Vacant/ Parking (infill development opportunities)	5
499	160308	406 2nd	WEST IVORY	SINGLE FAMILY	0.17	1961	Fair (noticeable need for maintenance)	3
500	227407	400 2nd	NORTH CENTRAL TEXAS COMMUNITY HEALTH CARE CENTER	PARKING LOTS	0.43	0	Vacant/ Parking (infill development opportunities)	5
501	160298	108 Lee	ESPINO ROSENDO & AGUSTIN ESPINO	SINGLE FAMILY	0.17	1939	Fair (noticeable need for maintenance)	3
502	160299	106 Lee	DELGADILLO ALEJANDRO FLORES	SINGLE FAMILY	0.09	1925	Poor (significant problems with structure)	4
503	160303	407 Front	SOTO MANUEL	SINGLE FAMILY	0.26	1961	Average (well maintained)	2
504	160301	403 Front	SOTO MANUEL	SINGLE FAMILY	0.17	1960	Poor (significant problems with structure)	4
505	160300	401 Front	SOTO MANUEL	RESIDENTIAL VACANT LOT WITHIN CITY	0.17	0	Vacant/ Parking (infill development opportunities)	5
506	160291	107 Lee	CANALES MAURO	SINGLE FAMILY	0.09	1946	Poor (significant problems with structure)	4
507	160288	317 Front	MOSES THOMAS	SINGLE FAMILY	0.17	1927	Average (well maintained)	2
508	160290	105 Lee	MOSES THOMAS ETUX LAURA JEAN	RESIDENTIAL VACANT LOT WITHIN CITY	0.09	0	Vacant/ Parking (infill development opportunities)	5

TIF4 ID	Parcel ID	Address	Owner	Property Type	Acres	Year Built	Condition	Point Value
509	160293	101 Lee	TREVINO ANTONIO	SINGLE FAMILY	0.17	1940	Fair (noticeable need for maintenance)	3
510	138572	322 Front	MOLINA ROBERT JR ETUX SENAI DA	SINGLE FAMILY	0.17	1943	Average (well maintained)	2
511	106010	400 Front	WICHITA FALLS CITY OF	CITY PROPERTY	4.00	0	Vacant/ Parking (infill development opportunities)	5
512	105631	426 Front	WICHITA FALLS CITY OF	LAND WATERWAYS AND EMBANKMENTS	0.20	0	Vacant/ Parking (infill development opportunities)	5
513	138564	426 Front	FIRST NATIONAL BANK OF WICHITA FALLS	INDUST SUPPLY,DISTR, WHOLESALE (SALES)	0.78	1950	Fair (noticeable need for maintenance)	3
514	138559	29 Bridge	FIRST NATIONAL BANK OF WICHITA FALLS	PARKING LOTS	0.14	0	Vacant/ Parking (infill development opportunities)	5
515	138560	27 Bridge	FIRST NATIONAL BANK OF WICHITA FALLS	PARKING LOTS	0.22	0	Vacant/ Parking (infill development opportunities)	5
516	107287	25 Bridge	LOVETT JOEY	PARKING LOTS	0.07	0	Vacant/ Parking (infill development opportunities)	5
517	138562	17 Bridge	LOVETT JOHN HENRY	GEN CONST CNTRCTRS(INCL BLDRS&ROOFERS)	0.50	1980	Fair (noticeable need for maintenance)	3
518	138563	9 Bridge	WICHITA FALLS CITY OF	LAND NOT FOR DEVELOPMENT (MEDIANS, ROWS ECT)	0.33	0	Vacant/ Parking (infill development opportunities)	5
519	138554	503 Wichita	WICHITA FALLS CITY OF	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.19	0	Vacant/ Parking (infill development opportunities)	5
520	138555	501 Wichita	WICHITA FALLS CITY OF	LAND WATERWAYS AND EMBANKMENTS	0.07	0	Vacant/ Parking (infill development opportunities)	5
521	138556	501 Wichita	WICHITA FALLS CITY OF	VACANT COMMERCIAL & INDUSTRIAL IN CITY	0.09	0	Vacant/ Parking (infill development opportunities)	5
522	138557	415 Wichita	WICHITA FALLS CITY OF TRUSTEE	LAND WATERWAYS AND EMBANKMENTS	0.05	0	Vacant/ Parking (infill development opportunities)	5
523	138558	413 Wichita	TXU ELECTRIC DELIVERY CO	LAND WATERWAYS AND EMBANKMENTS	0.02	0	Vacant/ Parking (infill development opportunities)	5
524	100000	405 Wichita	WICHITA FALLS CITY OF	WAREHOUSES (GENERAL)	0.97	1970	Average (well maintained)	2
525	160478	400 Wichita	VILLARREAL MARIA G ETVIR ROGELIO L	SINGLE FAMILY	0.52	1919	Average (well maintained)	2
526	160335	412 N MLK JR	PETERSON LEE ROY	USED CAR AUTOMOTIVE DEALERSHIP	0.67	1963	Fair (noticeable need for maintenance)	3
527	160477	404 Wichita	VILLARREAL MARIA G ETVIR ROGELIO L	RESIDENTIAL VACANT LOT WITHIN CITY	0.09	0	Vacant/ Parking (infill development opportunities)	5
528	160476	401 Wichita	WICHITA COUNTY	COUNTY PROPERTY	0.77	1970	Average (well maintained)	2
529	160475	413 Burkburnett	BURN MICHAEL S	GEN CONST CNTRCTRS(INCL BLDRS&ROOFERS)	0.52	1915	Fair (noticeable need for maintenance)	3
530	160338	412 Burkburnett	LAVERY PATRICIA LOUUSE	SINGLE FAMILY	0.69	1925	Fair (noticeable need for maintenance)	3
531	160337	400 Burkburnett	WICHITA FALLS STREAMS & VALLEYS INC	WAREHOUSES (GENERAL)	0.29	1985	Fair (noticeable need for maintenance)	3
532	104921	502 Wichita	CHRISTIE ROBY ETUX RENEE	SPECIALTY SHOPS(RETAIL)	0.23	1933	Fair (noticeable need for maintenance)	3
533	158623	Wichita County	BURLINGTON NORTHERN & SANTA FE RAILROAD CO	UTILITIES - RAILROAD	40.11	0	Vacant/ Parking (infill development opportunities)	5

# **FINANCIAL PLAN**

## **TAX INCREMENT FINANCING REINVESTMENT ZONE #4**

**Prepared By:**

**City of Wichita Falls  
In Conjunction With the  
TIF #4 Citizens Advisory Committee**

**March 2015**



# FINANCIAL PLAN

## TAX INCREMENT FINANCING REINVESTMENT ZONE #4 WICHITA FALLS, TEXAS

### **Wichita Falls City Council**

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Michael Smith  
Ben Hoover  
Annetta Pope-Dotson  
Brian Hooker  
Tim Ingle  
Tom Quintero

Darron Leiker, City Manager      Kinley Heggglund, City Attorney

### **Citizens Advisory Committee Appointees**

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Mark Chase  
John Dickinson  
Rick Graham  
Cynthia Laney  
Andy Lee  
Barry Mahler  
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### **Acknowledgements**

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Lisa Stephens-Musick, Deputy Chief Appraiser, Wichita Co. Appraisal District  
Tommy Smyth, Wichita Co. Tax Assessor and Collector  
Clay Glasgow, Wichita Co. Chief Deputy Tax Assessor  
Downtown Wichita Falls Development, Inc. (DWFD, Inc.)



# FINANCIAL PLAN

## TAX INCREMENT FINANCING - REINVESTMENT ZONE #4

### WICHITA FALLS, TEXAS

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#### **OVERVIEW**

The Financial Plan assesses the feasibility of establishing the Wichita Falls Tax Increment Financing (TIF) Reinvestment Zone #4 based on the following information:

- analysis of tax rates;
- review of existing development and projected development within the Zone;
- identification of project costs; and
- feasibility

#### **I. TAX BASE**

##### **A. ANALYSIS OF TAX RATES**

The total tax rate for property in the reinvestment zone is currently \$2.299628 per \$100 of assessed valuation (2014). The individual rates are listed below:

City of Wichita Falls	= \$0.655260
Wichita County	= 0.509368
<u>Wichita Falls Independent School District</u>	<u>= 1.135000</u>
Total	\$2.299628

The Wichita Falls Independent School District (WFISD) formally opted not to participate financially in Reinvestment Zone #4 (Appendix F-1). This is partially attributed to prior changes in State funding formulas that would result in penalties as a result of providing a portion of the allocated tax base to a reinvestment zone. Based on this information, the two remaining taxing entities (City of Wichita Falls and Wichita County) will contribute 100% of their portion of the taxes to Reinvestment Zone #4.

The level of participation with Reinvestment Zone #4, is anticipated to be at 100% from both the City of Wichita Falls and Wichita County resulting in a tax rate of **\$1.164628** per \$100 of assessed valuation. In order to determine the base valuation level for the Reinvestment Zone, the Wichita County Appraisal District (WCAD) and Wichita County Tax Assessor and Collector's Office have certified the appraisal (Appendix F-2) and tax (Appendix F-3) information for the 533 parcels. Base tax/appraisal values were established with the 2014 tax year and certified for the Zone as the base. The total taxable value as of 2014 for the 533 parcels in the Reinvestment Zone is \$36,917,954.00. Utilizing a 100% rate of participation from the two taxing entities (City of Wichita Falls and Wichita County), the 2014 certified base taxes for the Zone are \$407,191.31.

## II. EXISTING/RECENT DEVELOPMENT

During the period from January 1, 2009 to September 31, 2014 records in the City of Wichita Falls Building Inspection Division indicate that 165 of the 533 properties within the Zone had building permits obtained for some form of '*property improvement*.' Of these 165 properties only 50 have significant investments into improvements. The term significant is defined for our purposes as 30% or greater of the existing value at the time of investment. These improvements were listed in two tables and categorized by public and private investment projects. Within these categories projects were further analyzed as follows:

- 1) New Development/Major Improvements – Table 1 generally included improvements which added value to the structures;
- 2) Maintenance – Table 2 consists of large building maintenance projects that concentrated on either repair or replacement of building systems.

### Recent Development Analysis:

Table 1: 35 Projects

Projects predominantly included:

- Reroofing
- Demo and Remodels
- New Structures

Table 2: 13 Projects

Projects predominantly included:

- Replacing Building Systems such as HVAC, Electrical, Plumbing, or Fire Sprinklers
- Asbestos Abatement

The total valuation of these significant permits in **Table 1** was **\$6,204,695.60** and for **Table 2** was **\$823,007.00**, with a combined total of approximately **\$7,027,702.60**.

In contrast, for the same reporting period (2009-2014) there have been just one (1) residential demolition and two (2) commercial demolitions. This figure does not include any interior demolitions that were conducted in conjunction with a commercial remodel/renovation or addition or buildings that were demolished to build new structures.

The demolitions included buildings at:

Residential:

- 1402 Travis St; this parcel was formerly used as a single family dwelling.

Commercial:

- 300 Scott Ave
- 313 Scott Ave; these parcels were formerly used as a motel.

**TABLE 1 - RECENT DEVELOPMENT PROJECTS WITHIN THE ZONE**

<b>TIF 4 Significant Value Added Property Investment since 2009</b>						
<b>TIF4 ID</b>	<b>Property Address</b>	<b>Owner</b>	<b>Year</b>	<b>Appraised Value</b>	<b>Proportion of Appraised Value</b>	<b>Remodel Value (Bldg Permits)</b>
<b>Public Investment</b>						
328	501 Indiana Ave	Wichita Falls Backdoor Players INC	2009	\$73,044.00	64.34%	\$47,000.00
360	915 Indiana Ave	4 Kidz Sake of Wichita Falls	2009	\$62,058.00	170.81%	\$106,000.00
328	501 Indiana Ave	Wichita Falls Backdoor Players INC	2011	\$74,905.00	40.72%	\$30,500.00
362	925 Indiana Ave	4 Kidz Sake of Wichita Falls	2011	\$92,169.00	31.71%	\$29,223.60
193	306 Scott Ave	Wichita Falls City of (New Travel Center)	2011	\$52,049.00	48.03%	\$25,000.00
193	306 Scott Ave	Wichita Falls City of (New Travel Center)	2012	\$44,850.00	7134.89%	\$3,200,000.00
64	908 6th St	Wichita County	2014	\$148,694.00	33.63%	\$50,000.00
<b>Private Investment</b>						
348	717 Indiana Ave	Cain Kenneth & David Raymond Cain	2009	\$49,508.00	82.81%	\$41,000.00
486	403 Lee St	Flores Juan N Sr & Rosalinda S	2009	\$6,931.00	36.07%	\$2,500.00
255	1105 Scott Ave	Whiteley Robert	2009	\$56,034.00	85.66%	\$48,000.00
27	1600 Travis St	Browning Jeff	2009	\$2,000.00	5000.00%	\$100,000.00
397	608 7th St	Boylan Cooper A	2010	\$17,621.00	42.56%	\$7,500.00
181	810 7th St	Hayes Mackie L	2010	\$33,094.00	45.33%	\$15,000.00
390	611 8th St	608 Eight Street Enterprises LLC	2010	\$42,075.00	356.51%	\$150,000.00
332	601 Indiana Ave	Reed Family Partnership LLC	2010	\$62,895.00	98.58%	\$62,000.00
140	901 Lamar St	First Bank	2010	\$393,732.00	55.88%	\$220,000.00
199	100 Scott Ave	Wichita Falls Bicycling Club INC	2010	\$68,965.00	100.05%	\$69,000.00
34	1500 Travis St	Zollicoffer John W	2010	\$21,877.00	46.50%	\$10,172.00
313	218 Indiana Ave	WBS Realty LLC	2011	\$50,945.00	31.41%	\$16,000.00
172	900 Scott Ave	Graham RC Development LLC	2011	\$220,691.00	36.43%	\$80,400.00
73	823 Travis St	Raeke Rebecca Michelle	2011	\$41,189.00	80.12%	\$33,000.00
29	1510 Travis St	Rangel Ruben A & Juana A	2011	\$17,392.00	115.00%	\$20,000.00
323	219 Indiana Ave	Wadsworth Dennis B	2012	\$105,161.00	90.34%	\$95,000.00
486	403 Lee St	Flores Juan N Sr & Rosalinda S	2012	\$7,127.00	49.11%	\$3,500.00
455	901 Ohio Ave	BKW Properties LLC	2012	\$92,649.00	53.75%	\$49,800.00
255	1105 Scott Ave	Whiteley Robert	2012	\$84,436.00	47.37%	\$40,000.00
258	1201 Scott Ave	Thornhill Ruby	2012	\$79,528.00	50.30%	\$40,000.00
24	1606 Travis St	Gillem Jack B etux Cheryl L	2012	\$8,991.00	111.22%	\$10,000.00
369	1201 Indiana Ave	Lerma Luz Construction INC	2013	\$17,150.00	99.13%	\$17,000.00
370	1203 Indiana Ave	Lerma Luz Construction INC	2013	\$20,209.00	98.97%	\$20,000.00
371	1205 Indiana Ave	Lerma Luz Construction INC	2013	\$26,030.00	76.83%	\$20,000.00
163	1200 Scott Ave	Collins Motor Company LLC	2013	\$41,395.00	44.45%	\$18,400.00
175	816 Scott Ave	Morford Michael T	2014	\$79,240.00	35.34%	\$28,000.00
142	1000 Scott Ave	Wichita Storage Holdings LLC	2014	\$585,000.00	85.59%	\$500,700.00
<b>Total Remodel and New Development Investment</b>						<b>\$5,204,695.60</b>

**TABLE 2 - RECENT MAINTENANCE PROJECTS WITHIN THE ZONE**

<b>TIF 4 Significant Property Maintenance Investment since 2009</b>						
<b>TIF4 ID</b>	<b>Property Address</b>	<b>Owner</b>	<b>Year</b>	<b>Appraised Value</b>	<b>Proportion of Appraised Value</b>	<b>Building Systems Value (Bldg Permits)</b>
<b>Public Investment</b>						
360	915 Indiana Ave	4 Kidz Sake of Wichita Falls	<b>2009</b>	\$62,058.00	49%	\$30,200.00
360	915 Indiana Ave	4 Kidz Sake of Wichita Falls	<b>2010</b>	\$192,709.00	41%	\$79,200.00
<b>Private Investment</b>						
251	1007 Scott Ave	Huff Terry Enterprises INC	<b>2009</b>	\$50,187.00	36%	\$18,200.00
390	611 8th St	608 Eight Street Enterprises LLC	<b>2010</b>	\$42,075.00	165%	\$69,445.00
137	813 8th St	White TC & Co INC	<b>2010</b>	\$340,374.00	50%	\$169,574.00
332	601 Indiana Ave	Reed Family Partnership LLC	<b>2010</b>	\$62,895.00	83%	\$52,400.00
291	814 Indiana Ave	Wichita Investments INC	<b>2010</b>	\$70,086.00	31%	\$21,500.00
140	901 Lamar St	First Bank	<b>2010</b>	\$393,732.00	44%	\$173,000.00
314	206 Indiana Ave	GTP Acquisition Partners II LLC	<b>2011</b>	\$11,249.00	76%	\$8,500.00
454	500 10th St	Canon Roger	<b>2012</b>	\$67,295.00	31%	\$20,891.00
314	206 Indiana Ave	GTP Acquisition Partners II LLC	<b>2013</b>	\$11,249.00	231%	\$26,000.00
436	509 7th St	Littlest Skyscraper LLC	<b>2014</b>	\$832.00	120%	\$1,000.00
294	800 Indiana Ave	Wichita Tower INC	<b>2014</b>	\$345,938.00	34%	\$118,297.00
163	1200 Scott Ave	Collins Motor Company LLC	<b>2014</b>	\$44,280.00	79%	\$34,800.00
<b>Total Building Maintenance Investment</b>						<b>\$823,007.00</b>

### **III. PROJECTED INCREMENT**

Future development in the proposed TIF Zone is speculative based on multiple factors, including economic/market forces, growth issues, lease rates, etc. These development issues are not unique to the proposed Reinvestment Zone or Wichita Falls. The projected revenue potential was initially assessed based on historic growth patterns for the Zone and secondarily based on projected development within the Zone.

#### **A. HISTORIC TREND SCENARIO**

Staff assessed the past five (5) years, 2009-2013, of total appraised taxable values in the Zone in addition to total tax amounts from the two participating taxing entities (Wichita Falls and Wichita County). The overall 5-year average change in the taxable appraised value for the entire Zone was a negative **\$1,261,857** or a **-3.34%** as the economic downturn occurred during this timeframe and overall assessed property values fluctuated; declining annually between 2010 and 2012, with a minor increase during 2013. However, when reviewing the actual tax amounts received over that same time frame the Zone would have experienced a gain of 2.25% or \$9,215.46. The 5-year average tax amount increase (2.25%) was utilized to project, annual future anticipated tax amounts and to develop a projected increment that was compounded. The initial base year tax amount was certified from 2014.

Staff was conservative in their increment projections and categorized the increment based on three (3) growth scenarios as outlined:

- Conservative Growth – based on a stable growth factor of 1.5% which factors in potential for economic forces beyond local control.
- Moderate Growth – based on the 5-year historic trend within the proposed reinvestment zone which indicated a 2.25% growth rate from 2009-2013 in tax values.
- Optimistic Growth – based on a federal standard from the U.S. Department of Commerce - Bureau of Economic Analysis (BEA) which aims to maintain (gross domestic product – GDP) growth below 4% to reduce inflationary impacts. The following information references the recent fluctuations in national GDP:

*“GDP refers to production taking place in the United States. It is, therefore, the appropriate measure for much of the short term monitoring and analysis of the U.S. economy. In particular, GDP is consistent in coverage with indicators such as employment and structures.”*

U.S. Bureau of Economic analysis, “Gross Domestic Product as a Measure of U.S. Production”, SCB, August 1991, <http://www.bea.gov/scb/pdf/national/nipa/1991/0891od.pdf>

*"The ideal GDP growth rate is one that is sustainable, so that it stays in the expansion phase of the business cycle as long as possible. GDP is the economy's gross domestic product, which is the entire economic output for the past year. The GDP growth rate compares how much more (or less) the economy produced than the quarter before."*

About.com, "What is the Ideal GDP Growth Rate?", Kimberly Amadeo, (Accessed October 29 and November 5 2014) [http://useconomy.about.com/od/grossdomesticproduct/f/Ideal\\_GDP.htm](http://useconomy.about.com/od/grossdomesticproduct/f/Ideal_GDP.htm)

*If GDP grows too slowly inflation causes devaluation of the dollar, if too quickly it generally points to a portion of the market that is being overvalued and will bring a constriction in the market, such as the tech bubble in the early 2000s or the more recent real-estate bubble of the mid-2000s. According to current American economic theories GDP growth between 2 and 4% is the ideal for consistent growth. Over the past 5 years the percent change hovers within these two levels; see below:*

<b>Gross Domestic Product</b>		10/30/14
<b>Percent change from preceding period</b>		
GDP percent change based on current dollars		
2008	1.7	
2009	-2.0	
2010	3.8	
2011	3.7	
2012	4.2	
2013	3.7	

U.S. Bureau of Economic Analysis, "News Release: Gross Domestic Product [Current-dollar and "real" GDP Table](#)" (October 2014). <http://www.bea.gov/newsreleases/national/gdp/gdpnewsrelease.htm>

The projected increment utilizing the three (3) growth scenarios is outlined in Table 3 and graphically depicted in Table 4. Utilizing this scenario for increment generation and assuming taxes are paid a year after the completion of a construction/redevelopment project, it will cause a delay in the beginning of an increment.

The conservative growth scenario is anticipated to result in an initial increment of \$6,107.87 and compounded over the projected life of the zone for a conservative increment of \$135,128.47 by zone completion in 2035.

The moderate growth scenario which is based on the Zone's past 5-year historic trends is anticipated to result in an initial increment of \$9,161.80 and compounded for a moderate increment of \$219,072.67.

The final scenario, optimistic growth, is anticipated to result in an initial increment of \$16,287.65 and compounded for an optimistic increment of \$468,727.34

These projections are developed in absence of a major catalyst project. However, it is anticipated there will be opportunities for major projects during the life of the reinvestment zone that can result in additional increment generation. For development of the Financial Plan, the increment scenarios/projections were kept modest based on past trends. This is also dependent on the remainder of the tax base being stable and without decline.

## **B. PROJECT ANALYSIS SCENARIO**

A secondary method of economic feasibility, the project analysis method, was considered which assessed upcoming or known development projects within the Zone. These projects ranged from those with approved site plans but still under construction to projects which were speculative in nature and are still being formulated. Details for these proposed projects are outlined in Table 5 – Projected Development within the Zone. Staff assessed information from each project and categorized them by their anticipated completion date (if known):

- Projects under construction (2014) – these have either received site plan approval, obtained a building permit or have completed construction with an opening slated during 2015.
- Proposed projects (2015-2019) under review - projects under discussion or in early stages of development/site plan review.
- Speculation projects (unknown - 2020-2034) projected developments/ redevelopment that will be determined by market forces.

Research for the project's anticipated post-development appraised value was utilized to calculate estimated taxes (City and County) which were compared to the property's base year (2014) appraised value and taxes for the TIF #4 Zone. Any increase in the post-development vs. pre-development base year taxes was considered part of the projected increment. This scenario was replicated for all known proposed projects, including speculative developments, however, some information remains unknown at this time. Even utilizing this secondary increment methodology, the projected increment values are conservative and are similar to those increment values projected in Table 3 under the historic trends scenario.

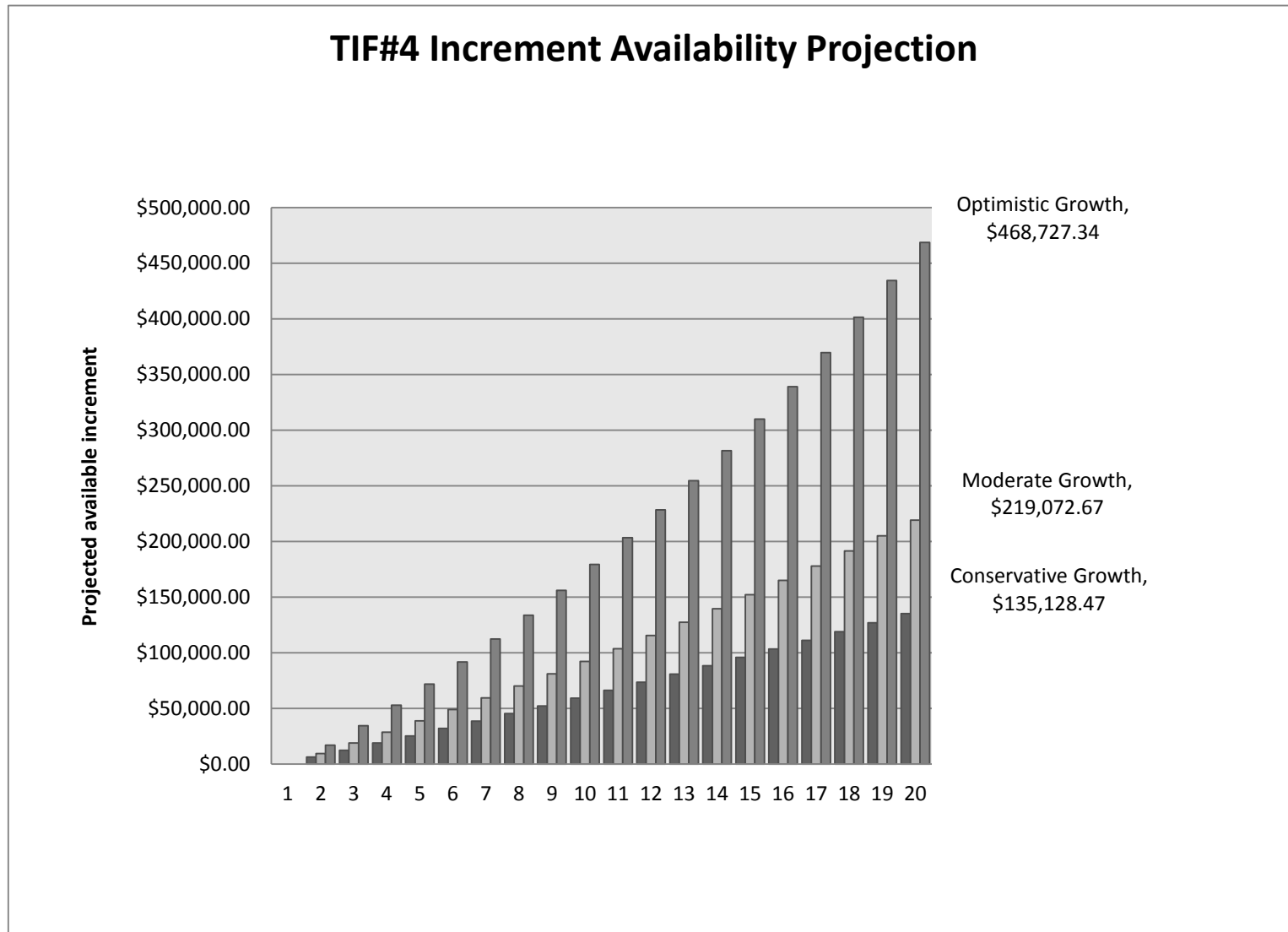
If the proposed goals and objectives for the reinvestment zone as outlined in the Project Plan are completed and funding has covered various project costs, the TIF Zone could be discontinued prior to its twenty-year plan.

**TABLE 3 – INCREMENT PROJECTIONS**

	Conservative Growth Estimate (1.5%)			Moderate Growth Estimate (2.25%)			Optimistic Growth Estimate (4%)		
<b>Base Year 2014 Taxes</b>	\$407,191.31			\$407,191.31			\$407,191.31		
<b>Base Year Increment</b>	\$6,107.87			\$9,161.80			\$16,287.65		
Projection Year	Increment Per Year (1.5% growth)	Projected Tax (1.5% growth)	Increment Available	Increment Per Year (2.25% growth)	Projected Tax (2.25% growth)	Increment Available	Increment Per Year (4% growth)	Projected Tax (4% growth)	Increment Available
2015	\$0.00	\$413,299.18	\$0.00	\$0.00	\$416,353.11	\$0.00	\$0.00	\$423,478.96	\$0.00
2016	\$6,199.49	\$419,498.67	\$6,199.49	\$9,367.95	\$425,721.06	\$9,367.95	\$16,939.16	\$440,418.12	\$16,939.16
2017	\$6,292.48	\$425,791.15	\$12,491.97	\$9,578.72	\$435,299.78	\$18,946.67	\$17,616.72	\$458,034.85	\$34,555.88
2018	\$6,386.87	\$432,178.01	\$18,878.83	\$9,794.25	\$445,094.03	\$28,740.91	\$18,321.39	\$476,356.24	\$52,877.28
2019	\$6,482.67	\$438,660.68	\$25,361.51	\$10,014.62	\$455,108.64	\$38,755.53	\$19,054.25	\$495,410.49	\$71,931.53
2020	\$6,579.91	\$445,240.60	\$31,941.42	\$10,239.94	\$465,348.59	\$48,995.47	\$19,816.42	\$515,226.91	\$91,747.95
2021	\$6,678.61	\$451,919.20	\$38,620.02	\$10,470.34	\$475,818.93	\$59,465.82	\$20,609.08	\$535,835.99	\$112,357.02
2022	\$6,778.79	\$458,697.99	\$45,398.81	\$10,705.93	\$486,524.86	\$70,171.74	\$21,433.44	\$557,269.42	\$133,790.46
2023	\$6,880.47	\$465,578.46	\$52,279.28	\$10,946.81	\$497,471.67	\$81,118.55	\$22,290.78	\$579,560.20	\$156,081.24
2024	\$6,983.68	\$472,562.14	\$59,262.96	\$11,193.11	\$508,664.78	\$92,311.67	\$23,182.41	\$602,742.61	\$179,263.65
2025	\$7,088.43	\$479,650.57	\$66,351.39	\$11,444.96	\$520,109.74	\$103,756.62	\$24,109.70	\$626,852.31	\$203,373.35
2026	\$7,194.76	\$486,845.33	\$73,546.15	\$11,702.47	\$531,812.21	\$115,459.09	\$25,074.09	\$651,926.41	\$228,447.44
2027	\$7,302.68	\$494,148.01	\$80,848.83	\$11,965.77	\$543,777.98	\$127,424.87	\$26,077.06	\$678,003.46	\$254,524.50
2028	\$7,412.22	\$501,560.23	\$88,261.05	\$12,235.00	\$556,012.99	\$139,659.87	\$27,120.14	\$705,123.60	\$281,644.64
2029	\$7,523.40	\$509,083.63	\$95,784.45	\$12,510.29	\$568,523.28	\$152,170.16	\$28,204.94	\$733,328.55	\$309,849.58
2030	\$7,636.25	\$516,719.89	\$103,420.71	\$12,791.77	\$581,315.05	\$164,961.94	\$29,333.14	\$762,661.69	\$339,182.72
2031	\$7,750.80	\$524,470.69	\$111,171.51	\$13,079.59	\$594,394.64	\$178,041.53	\$30,506.47	\$793,168.15	\$369,689.19
2032	\$7,867.06	\$532,337.75	\$119,038.57	\$13,373.88	\$607,768.52	\$191,415.41	\$31,726.73	\$824,894.88	\$401,415.92
2033	\$7,985.07	\$540,322.81	\$127,023.63	\$13,674.79	\$621,443.31	\$205,090.20	\$32,995.80	\$857,890.68	\$434,411.71
2034	\$8,104.84	\$548,427.65	\$135,128.47	\$13,982.47	\$635,425.79	\$219,072.67	\$34,315.63	\$892,206.31	\$468,727.34
	<b>\$135,128.47</b>			<b>\$219,072.67</b>			<b>\$468,727.34</b>		



**TABLE 4 – INCREMENT AVAILABILITY GRAPHIC**



**TABLE 5 - PROJECTED DEVELOPMENT WITHIN THE ZONE**

<b>TIF ID</b>	<b>Projects Under Construction (New Construction or Major Remodel)</b>	<b>Year</b>	<b>Estimated Valuation</b>	<b>Project Square Footage (ft<sup>2</sup>)</b>	<b>Estimated Taxes (Wichita Co &amp; CWF)</b>	<b>Valuation Base Year (2014)</b>	<b>Taxes Base Year (2014)</b>	<b>Projected Increment</b>
391	DWFD Zales Bldg Vision LLC – 800 Ohio anticipate 3 restaurants	2014/ 2015	\$ 395,000	10,000	\$ 4,600.28	\$ 21,358	\$ 188.74	\$ 4,411.54
354	Broken Tap – 811 Indiana	2014/ 2015	39,459*	3,750	459.55	39,459	459.55	0
	<b>TOTALS</b>		\$ 434,459		\$ 5,059.83	\$ 60,817	\$ 648.29	\$ 4,411.54

<b>TIF ID</b>	<b>Proposed Projects Under Review (New Construction or Major Remodel)</b>	<b>Year</b>	<b>Estimated Valuation</b>	<b>Project Square Footage (ft<sup>2</sup>)</b>	<b>Estimated Taxes (Wichita Co &amp; CWF)</b>	<b>Valuation Base Year (2014)</b>	<b>Taxes Base Year (2014)</b>	<b>Projected Increment</b>
142	Sears Building – 1000 Scott Street Wichita Storage Holdings LLC	2015/ 2016	\$ 585,000	98,237	\$ 6,813.07	\$ 585,000	\$ 6,813.07	0
439	City Vending Building – 717 Ohio	2015/ 2016	unknown	5,000	unknown	48,863	576.94	unknown
446/ 447/ 448	Post Office/Magnolia Petroleum Bldg. – 801 Ohio (Phase I/II/III)	2015/ 2016	\$ 250,000	5,000	\$ 2,911.57	1,126 (exempt)	\$ 13.12	\$ 2,898.45
451	Half Pint Draught House - 817 Ohio	2016	\$ 550,000	7,500	\$ 6,405.45	66,787	777.82	5,627.63
441	Kemp Wholesale Grocery – Sidecar Brewing Co – 500 8 <sup>th</sup> Street	2016/ 2017	unknown	13,750	unknown	112,811	1,313.83	unknown

<b>TIF ID</b>	<b>Projected/Speculative Development (New Construction or Major Remodel)</b>	<b>Year</b>	<b>Estimated Valuation (income/cap rate based)</b>	<b>Project Square Footage (ft<sup>2</sup>) or Lot Size</b>	<b>Estimated Taxes (Wichita Co &amp; CWF)</b>	<b>Valuation Base Year (2014)</b>	<b>Taxes Base Year (2014)</b>	<b>Projected Increment</b>
101/ 102	Maskat-Temple Building - WF Holdings LLC 1100/1102 Lamar (Residential/mixed use conversion)	unknown	unknown	42,000	unknown	\$ 56,332	\$ 656.06	unknown
123	200 N Scott St – 200 No Scott St Inc. – Site – 3.28 acres (14,736 sq ft)	unknown	unknown	14,736	unknown	179,032	2,085.06	unknown
438	Gidgets/Vacant Lot – Potential Outdoor Food Truck Court – 701 Ohio (lot)	unknown	unknown	22,499	unknown	66,584	775.46	unknown

\* valuation based on 2014 WCAD appraisals

## **IV. PROJECT ELIGIBILITY and PUBLIC IMPROVEMENTS**

TIF increment funds generated within the designated reinvestment zone during the 20-year time frame may be utilized for public infrastructure to development related items as outlined in the Texas Tax Code, Chapter 311. Based on a projected conservative and moderate growth scenario the proposed increment level will be modest and therefore projects will be limited unless other funding sources are leveraged to borrow initial funding with a pay-back mechanism established. The Project Plan outlines numerous goals and objectives for the reinvestment zone however a standard policy will be applied across the board whenever a project proposal is submitted for consideration to ensure a balance in project funding to meet the overall needs for the downtown area.

### **A. TIF#4 INCREMENT ALLOCATION POLICY**

1. Public projects – at least 60% of all increment generated during the active period of the TIF #4 zone must be allocated for eligible public project costs
2. Private projects – up to 40% of all increment generated during the active period of the TIF #4 zone may be allocated for eligible private project costs

### **B. POTENTIAL PROJECTS for ELIGIBILITY**

Eligible project expenditures may include the following items:

- Capital costs associated with: upgrading public infrastructure (sewer/water/storm drains); improvements; and/or new buildings;
- Property acquisition;
- Building acquisition;
- Street lighting;
- Traffic control;
- Curb/sidewalk work;
- Landscaping;
- Demolition & clearance work;
- Parking structures;
- Environmental remediation

#### **Funding Methods for Consideration:**

- Municipal General Revenue Bonds<sup>1</sup> – combined with other City capital projects to ensure better rate
- Pay-as-you-go – Fund increment pays for projects as increment is available
- Non-project costs – municipal, capital projects already proposed and funded within downtown (e.g. pedestrian – street intersections Ohio/8<sup>th</sup> Street and associated utility improvements)

<sup>1</sup> No TIF bond indebtedness is planned only consideration for sharing in project costs associated for a project approved for a municipal general revenue bond program.

## C. PROJECT COSTS

1. No administrative costs are anticipated to be charged to the TIF #4 programs – minor administrative costs associated with managing the Zone and development of the Business Improvement District (BID) will be absorbed by City of Wichita Falls staffing budgets. The limited increment projections dictate the participation of other financial incentive programs as discussed in Section VI. Financing Mechanism.
2. Wayfinding Master Plan – includes costs for the phased signage project based on signs identified for placement within the Zone.  
*(Cost estimate \$500,000\*\* – Source: City of Wichita Falls Community Development Department)*
3. Convention Center Hotel – as TIF increment is available it may be utilized as supplemental funding assistance along with other funding sources.
4. Infrastructure Improvements including but not limited to streetscape, landscaping, lighting and utility water/sewer/storm drain line retrofit upgrades.
5. Ohio Street (Bridge Street) Trestle bridge restoration which promotes pedestrian connectivity within the Zone.  
*(Cost estimate \$300,000\*\* – Source: City of Wichita Falls Aviation, Traffic and Transportation Department)*
6. Façade Enhancement Grants – provide TIF assistance in combination with 4B Funds to consider funding assistance up to 50% of the project cost but not to exceed \$5,000; eligible projects include minor development projects limited to facades.
7. Central Park (8<sup>th</sup>/Scott) Redevelopment Plan *(Cost estimate being developed at completion of Project & Financial Plan publication)*
8. Cost obligations will commence as increment is available. Exceptions may be from the utilization of an initial loan to the TIF program from other available sources, such as 4B (development projects such as façade, signage and sidewalk improvements).
9. The City of Wichita Falls and Wichita County will provide all (100%) of the generated and collected increment to the TIF #4 program.
10. Tables 3 and 5 outline projected increases in the valuations and tax values of the Zone and the resulting annual increments (compounded). This is based on the premise that the underlying value from the base year (2014) does not decline in subsequent years.

11. The Zone will terminate on December 31, 2035, unless otherwise amended through the legal processes by the City of Wichita Falls.

*\*\* The project costs provided are preliminary estimates and do not necessarily reflect updated detailed studies or formal plans.*

## **V. ECONOMIC FEASIBILITY**

Conservatively projected tax increments (Table 3 and 5) do not cover projected public improvement/infrastructure costs. It will be necessary to utilize other funding sources that may or may not be paid back from any additional future increment generated above and beyond the projection. Conversely, if sufficient TIF funds become available to cover Board authorized expenses, the Reinvestment Zone could be terminated before the end of the twenty-year period.

## **VI. FINANCING MECHANISM**

Funding for the public improvements in this TIF District will include multiple sources. Significant TIF revenue is not projected, utilizing a moderate growth scenario, until 2025 and, therefore, other sources will be needed to assist with any public improvements/infrastructure construction prior to when adequate TIF increments are generated.

Supplemental funding sources include, but may not be limited to, the following:

4A and 4B Sales Tax Funds. The 4A and 4B sales tax corporations each receive  $\frac{1}{4}$  of 1% from the City's sales and use tax, which results in approximately \$3 million of annual revenue for each corporation. Public improvements that have a true "public" benefit may require contributions from one or both of these corporations. For public projects that would normally be required by the developer and have less "public" benefit, the developer may be required to fund all, or a portion, of these projects. Some, or all, of these development costs may be reimbursed or rebated to the developer from 4A and 4B Sales Tax Corporations when supporting documentation is provided to the City that the new development is generating local sales tax funds. These sales tax reimbursement agreements will be negotiated with the individual private developers as each development occurs within the TIF Zone. The amount of reimbursement will be based upon the anticipated economic impact of the development, the availability of funds in the Sales Tax Corporation Funds, and approval of the applicable Sales Tax Board.

TIF Fund Rebates. It may also be appropriate to negotiate TIF Fund rebate agreements with the developer for public improvements installed at the cost of the developer. These reimbursement agreements will be negotiated with the individual private developers as each development occurs within the TIF Zone. The amount of reimbursement will be based upon the anticipated economic impact of the development and the availability of funds in the TIF Fund.

Capital Bond Financing. It may be necessary to issue Certificates of Obligation for some of these public improvements or public-private partnership projects. For drainage projects, the principle source for repayment of the debt service on these bonds would be the Storm Water Drainage Utility System. For other public improvements, the principle source for repayment of the debt service on these bonds would be Tax Increment Funds. If necessary, the secondary source may require a commitment of the 4A and/or 4B Sales Tax Corporations.

General City Funds. If the public improvements are determined to be beneficial to the entire community for such things as relieving traffic congestion or to address public flooding, then the City could make available General City Funds.

Developer Participation. Subdivision regulations call for dedication of right-of-way and the construction of related infrastructure as detailed in the regulations and related to the City's Thoroughfare Plan. This can be a factor in accomplishing desired improvements.

If sufficient TIF funds become available to cover authorized expenses, the Reinvestment Zone #4 could be terminated before the end of the twenty-year period.

# **FINANCIAL PLAN APPENDICES**

**Appendix F-1  
Waiver of Participation from Wichita Falls Independent School  
District (WFISD)**



**WICHITA FALLS  
INDEPENDENT  
SCHOOL DISTRICT**

John Frossard, Ed.D.  
Superintendent

1104 Broad • P.O. Box 97533  
Wichita Falls, Texas 76307-7533  
Phone (940) 235-1001 • FAX (940) 720-3228  
E-mail: jfrossard@wfisd.net

October 8, 2014

The Honorable Glenn Barham, Mayor  
City of Wichita Falls  
P. O. 1431, Room 400  
Wichita Falls, TX 76307

Dear Mayor Barham:

While the Wichita Falls Independent School District is certainly in support of local economic development efforts, financial circumstances at this time do not permit us to participate in the proposed Tax Increment Financing (TIF) Reinvestment District #4 to be located in the downtown area of Wichita Falls. We formally waive that potential and we also waive the opportunity to have a representative appointed to the Board of Directors. We also waive the 60-day notice period of intent to establish a TIF District and any potential action on this item.

We do hope that creation of the TIF #4 District will serve as an additional catalyst to spur reinvestment in the City's downtown area.

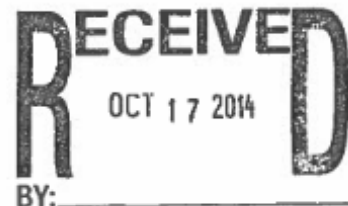
If you have any additional questions, please contact our administrative offices.

Sincerely,

A handwritten signature in black ink, appearing to read "John Frossard".

John Frossard, Ed.D.  
Superintendent of Schools

cc: Darron Leiker, City Manager, Wichita Falls  
Kevin Hugman, Assistant City Manager, Wichita Falls





**Appendix F-2**  
**Certification from the Wichita County Appraisal District**



**WICHITA APPRAISAL DISTRICT**

P.O. Box 5172 • 600 SCOTT STREET • WICHITA FALLS, TEXAS 76307  
PHONE: (940) 322-2435 • FAX: (940) 322-8190  
www.wadtx.com

January 27, 2015

Ms. Karen Montgomery-Gagné  
City of Wichita Falls – Planning  
PO Box 1431  
Wichita Falls, TX 76307

RE: TIF #4 Values

Dear Ms. Montgomery-Gagné:

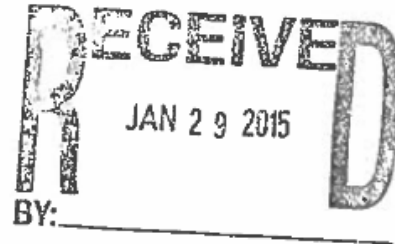
This letter serves to certify the values indicated for the properties identified on the attached spreadsheet are in fact the values as recorded on the appraisal roll for tax year 2014.

Please contact our office if further information is needed for this endeavor.

Sincerely,

A handwritten signature in cursive script that reads 'Edward H. Trigg'.

Edward H. Trigg  
Chief Appraiser



# Wichita County Appraisal District - Certified 2014 Appraised Values – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	ACRES	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	YR BLT	LAND VALUE (2014)	BLDG VALUE (2014)	MARKET VALUE (2014)	EXEMPTIONS	WCAD TAXABLE VALUE (2014)
1	159782	(308-02)	0.52	HUDSON REALTY VENTURE	1007 5th	1980	\$33,977.00	\$241,924.00	\$275,901.00		\$275,901.00
2	159778	(0020-305)	0.69	KEMPER SCOTTY	1010 6th	1988	\$11,320.00	\$38,420.00	\$49,740.00		\$49,740.00
3	159827	(0020-364)	0.17	1008 SEVENTH LLC	601 Austin	0	\$2,813.00	\$3,283.00	\$6,096.00		\$6,096.00
4	159826	(0020-363)	0.17	1008 SEVENTH LLC	603 Austin	0	\$2,813.00	\$3,283.00	\$6,096.00		\$6,096.00
5	159825	(0020-362)	0.17	1008 SEVENTH LLC	605 Austin	1918	\$2,813.00	\$13,269.00	\$16,082.00		\$16,082.00
6	159824	(0020-359)	0.69	1008 SEVENTH LLC	1008 7th	1964	\$11,250.00	\$101,524.00	\$112,774.00		\$112,774.00
7	159587	(0020-583)	1.21	1008 SEVENTH LLC	701 Austin	0	\$19,687.00	\$18,662.00	\$38,349.00		\$38,349.00
8	159494	(0020-644)	0.69	GENESIS PLACE THE	807 Austin	1928	\$30,000.00	\$138,341.00	\$168,341.00	EX-XV	\$0.00
9	159493	(0020-643)	0.52	Y M C A	1010 9th	1950	\$22,499.00	\$1,425,210.00	\$1,447,709.00	EX-XI	\$0.00
10	159464	(0020-773)	0.52	WICHITA FALLS METROPOLITAN YMCA	903 Austin	1969	\$22,499.00	\$124,010.00	\$146,509.00	EX-XV	\$0.00
11	159463	(0020-772)	0.17	WICHITA FALLS METROPOLITAN YMCA	907 Austin	1935	\$7,501.00	\$34,973.00	\$42,474.00	EX-XV	\$0.00
12	159462	(0020-771)	0.10	COOKE VIDA & ROY STEVENS DBA S & C PROPERTIES	909 Austin	1950	\$4,500.00	\$26,650.00	\$31,150.00		\$31,150.00
13	159461	(0020-770)	0.16	AMMONS JAMES B ETUX LINDA R	1010 10th	1918	\$6,752.00	\$47,678.00	\$54,430.00		\$54,430.00
14	159460	(0020-769)	0.26	MARCHMAN II	1006 10th	0	\$11,252.00	\$14,710.00	\$25,962.00		\$25,962.00
15	159359	(0020-818)	2.61	FIRST UNITED METHODIST CHURCH OF WF INC	1006 11th	1980	\$113,750.00	\$704,710.00	\$818,460.00	EX-XV	\$0.00
16	159289	(0030-004)	0.17	LOYD ELDRON A ETUX MINDY V	1011 11th	0	\$3,676.00	\$0.00	\$3,676.00		\$3,676.00
17	159290	(0030-005)	0.16	INHERITANCE ADOPTIONS	1009 11th	0	\$3,430.00	\$0.00	\$3,430.00		\$3,430.00
18	159291	(0030-006)	0.16	INHERITANCE ADOPTIONS	1007 11th	1930	\$3,430.00	\$139,395.00	\$142,825.00	EX-XV	\$0.00
19	159288	(0030-003)	0.24	LOYD ELDRON A ETUX MINDY V	1105 Austin	1925	\$5,249.00	\$59,751.00	\$65,000.00		\$65,000.00
20	159287	(0030-002)	0.24	LOYD ELDRON	1107 Austin	0	\$2,625.00	\$0.00	\$2,625.00		\$2,625.00
21	159285	(0020-900)	0.15	LOYD ELDRON	1109 Austin	0	\$2,857.00	\$0.00	\$2,857.00		\$2,857.00
22	159286	(0030-001)	0.09	LOYD ELDRON	1006 12th	0	\$529.00	\$0.00	\$529.00		\$529.00
23	143191	(1750-018)	0.17	STATE OF TEXAS	1006 Kell	0	\$1,800.00	\$0.00	\$1,800.00	EX-XV	\$0.00
24	143190	(1750-017)	0.24	GILLEM JACK B ETUX CHERYL L	1606 Travis	1924	\$2,624.00	\$6,367.00	\$8,991.00		\$8,991.00
25	143189	(1750-016)	0.24	JUNES ALFONSO	1604 Travis	1940	\$2,625.00	\$8,100.00	\$10,725.00		\$10,725.00
26	143188	(1750-015)	0.17	STERLING MILDRED	1602 Travis	1910	\$1,875.00	\$7,191.00	\$9,066.00		\$9,066.00
27	143187	(1750-014)	0.31	BROWNING JEFF	1600 Travis	2009	\$3,376.00	\$136,223.00	\$139,599.00		\$139,599.00
28	159074	(0030-239)	0.10	OTT DENNIS B & BECKY M OTT	1004 16th	1914	\$911.00	\$21,670.00	\$22,581.00		\$22,581.00
29	159073	(0030-238)	0.21	RANGEL RUBEN A & JUANA A RANGEL	1510 Travis	1930	\$1,913.00	\$15,734.00	\$17,647.00		\$17,647.00
30	159072	(0030-237)	0.17	SMITH ALLEN LEE	1508 Travis	1924	\$1,875.00	\$12,511.00	\$14,386.00		\$14,386.00
31	159071	(0030-236)	0.31	MONTELLANO GUADALUPE JR	1506 Travis	1927	\$3,375.00	\$20,705.00	\$24,080.00		\$24,080.00
32	159070	(0030-235)	0.17	ROBERTSON RICHARD	1502 Travis	1919	\$1,875.00	\$7,033.00	\$8,908.00		\$8,908.00
33	159069	(0030-234)	0.09	GILL JAMES ALBERT JR & ELLA MAY GILL	1003 15th	1941	\$674.00	\$5,505.00	\$6,179.00	HS, Ovr65	\$0.00
34	159068	(0030-233)	0.16	ZOLLICOFFER JOHN W	1500 Travis	1919	\$1,488.00	\$25,011.00	\$26,499.00	HS, Ovr65	\$8,499.00
35	159176	(0030-188)	0.24	HAAS GARY L	1410 Travis	0	\$5,249.00	\$0.00	\$5,249.00		\$5,249.00
36	159174	(0030-186)	0.36	WICHITA COCA COLA	1406 Travis	1983	\$7,875.00	\$130,754.00	\$138,629.00		\$138,629.00
37	159173	(0030-185)	0.24	PFEIL MARY FAYE	1404 Travis	1910	\$5,249.00	\$16,113.00	\$21,362.00		\$21,362.00
38	159172	(0030-184)	0.16	MCCOY MARCIA ANN & DAVID W	1402 Travis	0	\$3,376.00	\$0.00	\$3,376.00		\$3,376.00
39	227388	(0030-183)	0.00	MCCOY MARCIA ANN	1400 Travis	1910	\$2,250.00	\$3,560.00	\$5,810.00		\$5,810.00
40	159282	(0020-897)	0.48	POPEJOY ANN	1106 Travis	2001	\$10,500.00	\$421,463.00	\$431,963.00		\$431,963.00
41	159281	(0020-896)	0.24	LONCAR BRIAN PC	1104 Travis	1940	\$5,249.00	\$71,864.00	\$77,113.00		\$77,113.00
42	159280	(0020-895)	0.24	MURRAY DAVID D	1102 Travis	0	\$5,249.00	\$0.00	\$5,249.00		\$5,249.00
43	159279	(0020-894)	0.24	MURRAY DAVID D	1100 Travis	1901	\$5,249.00	\$69,751.00	\$75,000.00		\$75,000.00
44	159459	(0020-768)	0.46	FIRST UNITED METHODIST CHURCH OF WF INC	1000 10th	0	\$20,251.00	\$54,279.00	\$74,530.00	EX-XV	\$0.00
45	159457	(0020-766)	0.32	NORTEX 911 COMMUNICATIONS DISTRICT	906 Travis	1953	\$14,057.00	\$311,413.00	\$325,470.00	EX-XV	\$0.00
46	159456	(0020-765)	0.42	BSP PROPERTIES L C	1005 9th	1925	\$18,252.00	\$227,148.00	\$245,400.00		\$245,400.00

# Wichita County Appraisal District - Certified 2014 Appraised Values – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	ACRES	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	YR BLT	LAND VALUE (2014)	BLDG VALUE (2014)	MARKET VALUE (2014)	EXEMPTIONS	WCAD TAXABLE VALUE (2014)
47	159492	(0020-642)	0.17	MILES CATHERINE MARIE & JON DAVID MILES	820 Travis	1925	\$7,501.00	\$79,903.00	\$87,404.00		\$87,404.00
48	159491	(0020-641)	0.34	FELIX AARON	816 Travis	1925	\$15,002.00	\$34,206.00	\$49,208.00		\$49,208.00
49	159490	(0020-640)	0.17	RED RIVER VALLEY SQUARE & ROUND DANCE ASSOC	812 Travis	1925	\$7,501.00	\$26,229.00	\$33,730.00		\$33,730.00
50	159489	(0020-639)	0.17	MCKENZIE O W	806 Travis	1923	\$7,501.00	\$1.00	\$7,502.00		\$7,502.00
51	159488	(0020-638)	0.17	BSP PROPERTIES L C	804 Travis	1923	\$7,501.00	\$25,658.00	\$33,159.00		\$33,159.00
52	159487	(0020-637)	0.17	MESSIAH BAPTIST CHURCH	800 Travis	1919	\$7,501.00	\$498,859.00	\$506,360.00	EX-XV	\$0.00
53	159580	(0020-575)	0.52	WHITE T C & CO INC	708 Travis	0	\$33,748.00	\$11,218.00	\$44,966.00		\$44,966.00
54	159579	(0020-574)	0.17	TWO-B HOLDING CO LLC	706 Travis	0	\$11,252.00	\$5,080.00	\$16,332.00		\$16,332.00
55	159576	(0020-571)	0.52	1008 SEVENTH LLC	700 Travis	0	\$8,437.00	\$11,016.00	\$19,453.00		\$19,453.00
56	159822	(0020-358)	0.17	1008 SEVENTH LLC	1000 7th	1976	\$2,813.00	\$63,368.00	\$66,181.00		\$66,181.00
57	159823	(358-01)	0.17	1008 SEVENTH LLC	610 Travis	1932	\$2,813.00	\$11,867.00	\$14,680.00		\$14,680.00
58	159821	(0020-357)	0.17	1008 SEVENTH LLC	608 Travis	1926	\$2,813.00	\$11,867.00	\$14,680.00		\$14,680.00
59	159820	(0020-356)	0.69	1008 SEVENTH LLC	606 Travis	1956	\$11,250.00	\$49,658.00	\$60,908.00		\$60,908.00
60	159776	(0020-303)	0.06	SCHONENBERG PAUL M	1004 6th	0	\$3,672.00	\$0.00	\$3,672.00		\$3,672.00
61	159775	(0020-302)	0.11	SCHONENBERG PAUL M	512 Travis	1956	\$7,501.00	\$14,889.00	\$22,390.00		\$22,390.00
62	159774	(0020-299)	0.52	WICHITA COUNTY	506 Travis	0	\$33,748.00	\$4,536.00	\$38,284.00	EX-XV	\$0.00
63	159771	(0020-296)	0.52	WICHITA FALLS CITY OF	500 Travis	0	\$33,864.00	\$0.00	\$33,864.00		\$33,864.00
64	159768	(0020-293)	1.21	WICHITA COUNTY	908 6th	0	\$104,997.00	\$43,697.00	\$148,694.00	EX-XV	\$0.00
65	159828	(0020-365)	2.61	WICHITA COUNTY	900 7th	1916	\$227,496.00	\$10,587,416.00	\$10,814,912.00	EX-XV	\$0.00
66	159573	(0020-568)	0.17	GREEN MAXIE D	919 7th	1951	\$15,002.00	\$41,416.00	\$56,418.00		\$56,418.00
67	159575	(0020-570)	0.17	GILLESPIE ANNE MARIE	913 7th	1946	\$15,002.00	\$44,261.00	\$59,263.00		\$59,263.00
68	159571	(0020-566)	0.60	WHITE T C & CO INC	705 Travis	1983	\$52,080.00	\$371,002.00	\$423,082.00		\$423,082.00
69	159570	(0020-565)	0.29	WHITE T C & CO INC	912 8th	0	\$25,186.00	\$13,729.00	\$38,915.00		\$38,915.00
70	159506	(0020-659)	0.23	WHITE T C & CO INC	801 Travis	1975	\$15,002.00	\$10,227.00	\$25,229.00		\$25,229.00
71	159507	(0020-660)	0.11	WHITE T C & CO INC	913 8th	0	\$7,501.00	\$4,378.00	\$11,879.00		\$11,879.00
72	159505	(0020-658)	0.34	WHITE T C & CO INC	805 Travis	0	\$22,503.00	\$11,168.00	\$33,671.00		\$33,671.00
73	159504	(0020-657)	0.17	RAEKE REBECCA MICHELLE	823 Travis	1902	\$11,252.00	\$57,484.00	\$68,736.00		\$68,736.00
74	159503	(0020-656)	0.21	GILLEM CHERYL L	916 9th	1950	\$14,022.00	\$69,771.00	\$83,793.00		\$83,793.00
75	159502	(0020-655)	0.13	GILLEM CHERYL L	912 9th	1940	\$8,475.00	\$22,616.00	\$31,091.00		\$31,091.00
76	159455	(0020-764)	0.52	LIGON JAY NEIL & TAMI LIGON	915 9th	1964	\$22,499.00	\$149,916.00	\$172,415.00		\$172,415.00
77	102988	(763-01)	0.34	GRAHAM R C INC	907 Travis	1940	\$15,002.00	\$287,998.00	\$303,000.00		\$303,000.00
78	159454	(0020-763)	0.34	FIRST UNITED METHODIST CHURCH OF WF INC	911 Travis	0	\$15,002.00	\$13,133.00	\$28,135.00	EX-XV	\$0.00
79	159367	(0020-826)	1.21	FIRST UNITED METHODIST CHURCH OF WF INC	1001 Travis	1928	\$52,499.00	\$6,654,449.00	\$6,706,948.00	EX-XV	\$0.00
80	159278	(0020-893)	0.72	FIRST UNITED METHODIST CHURCH OF WF INC	1105 Travis	0	\$15,749.00	\$0.00	\$15,749.00	EX-XV	\$0.00
81	159273	(0020-887)	0.48	STYLES FLOYD	906 12th	1950	\$10,500.00	\$124,480.00	\$134,980.00		\$134,980.00
82	159211	(0030-072)	0.48	MARANT INVESTMENTS INC	907 12th	0	\$10,500.00	\$3,833.00	\$14,333.00		\$14,333.00
83	159210	(0030-071)	0.24	GARZA EDDIE	1205 Travis	0	\$5,249.00	\$0.00	\$5,249.00		\$5,249.00
84	159209	(0030-070)	0.24	GARZA EDDIE JR	1207 Travis	0	\$5,249.00	\$1,382.00	\$6,631.00		\$6,631.00
85	159208	(0030-069)	0.24	GARZA EDDIE	1209 Travis	1946	\$5,249.00	\$29,347.00	\$34,596.00		\$34,596.00
86	159246	(0030-113)	2.61	WICHITA FALLS CITY OF	1300 Lamar	1935	\$113,692.00	\$2,170,140.00	\$2,283,832.00	EX-XV	\$0.00
87	159049	(0030-207)	0.41	WICHITA FALLS METROPOLITAN COMMUNITY CHURCH	1401 Travis	1935	\$8,925.00	\$139,753.00	\$148,678.00	EX-XV	\$0.00
88	159048	(0030-206)	0.31	VECTRA VENTURE LLC	907 14th	1957	\$6,825.00	\$49,025.00	\$55,850.00		\$55,850.00
89	159046	(0030-203)	0.48	WICHITA COCA COLA	1409 Travis	0	\$10,500.00	\$22,170.00	\$32,670.00		\$32,670.00
90	159066	(0030-226)	4.04	WICHITA COCA COLA	1512 Lamar	1941	\$175,982.00	\$904,728.00	\$1,080,710.00		\$1,080,710.00
91	143184	(1750-010)	0.14	WICHITA COCA COLA	1603 Travis	0	\$6,251.00	\$0.00	\$6,251.00		\$6,251.00
92	143183	(1750-009)	0.09	WICHITA COCA COLA	1605 Travis	0	\$3,751.00	\$0.00	\$3,751.00		\$3,751.00
93	143068	(1750-063)	1.26	TEXOMA FREIGHT	905 17th	0	\$19,235.00	\$0.00	\$19,235.00		\$19,235.00
94	159045	(0030-202)	0.42	WILKINSON STEVE & KEITH MORTON	1412 Lamar	0	\$16,607.00	\$0.00	\$16,607.00		\$16,607.00

# Wichita County Appraisal District - Certified 2014 Appraised Values – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	ACRES	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	YR BLT	LAND VALUE (2014)	BLDG VALUE (2014)	MARKET VALUE (2014)	EXEMPTIONS	WCAD TAXABLE VALUE (2014)
95	159043	(0030-199)	0.36	MOORE LLOYD E	1404 Lamar	1930	\$15,653.00	\$22,161.00	\$37,814.00		\$37,814.00
96	159042	(0030-198)	0.42	MOORE LLOYD E	1400 Lamar	1954	\$18,481.00	\$57,822.00	\$76,303.00		\$76,303.00
97	159207	(0030-068)	0.17	HABITAT FOR HUMANITY OF WICHITA FALLS INC	1208 Lamar	1929	\$7,501.00	\$30,524.00	\$38,025.00	EX-XD	\$0.00
98	159206	(0030-067)	0.31	HABITAT FOR HUMANITY OF WICHITA FALLS INC	1206 Lamar	1946	\$13,499.00	\$109,766.00	\$123,265.00	EX-XD	\$0.00
99	159204	(0030-065)	0.72	MARANT INVESTMENTS INC	1200 Lamar	1960	\$31,498.00	\$91,870.00	\$123,368.00		\$123,368.00
100	159272	(0020-886)	0.55	MOBILE PHONE OF TEXAS	1104 Lamar	1951	\$24,000.00	\$171,032.00	\$195,032.00		\$195,032.00
101	337151	(886-01)	0.41	1100 LAMAR WF HOLDINGS LLC	1102 Lamar	0	\$18,000.00	\$0.00	\$18,000.00		\$18,000.00
102	159271	(0020-885)	0.24	1100 LAMAR WF HOLDINGS LLC	1100 Lamar	1930	\$10,498.00	\$27,834.00	\$38,332.00		\$38,332.00
103	159366	(0020-825)	1.41	UNITED STATES POSTAL SERVICE	1000 Lamar	1933	\$61,250.00	\$4,396,740.00	\$4,457,990.00	EX-XV	\$0.00
104	159453	(0020-762)	0.32	TEXAS ENERGY HOLDINGS INC	918 Lamar	1953	\$20,700.00	\$452,006.00	\$472,706.00		\$472,706.00
105	159452	(0020-761)	0.29	JDB PROPERTIES LLC	910 Lamar	1950	\$18,674.00	\$145,069.00	\$163,743.00		\$163,743.00
106	159451	(0020-760)	0.26	NEHEMIAH ASSET MANAGEMENT GROUP LLC	904 Lamar	0	\$16,877.00	\$3,894.00	\$20,771.00		\$20,771.00
107	159449	(0020-758)	0.34	NEHEMIAH ASSET MANAGEMENT GROUP LLC	901 9th	1929	\$22,503.00	\$103,376.00	\$125,879.00		\$125,879.00
108	227400	(0020-652)	0.00	CULLUM LONDON H JR ESTATE	808 Lamar	0	\$22,499.00	\$0.00	\$22,499.00		\$22,499.00
109	159500	(0020-651)	0.17	DAVID H WHITE & T C WHITE & CO INC	806 Lamar	1923	\$15,002.00	\$8,853.00	\$23,855.00		\$23,855.00
110	159499	(0020-650)	0.17	WHITE T C & CO INC	804 Lamar	1923	\$15,002.00	\$13,830.00	\$28,832.00		\$28,832.00
111	159498	(0020-648)	0.23	WHITE T C & CO INC	901 8th	1966	\$20,003.00	\$97,760.00	\$117,763.00		\$117,763.00
112	159497	(0020-647)	0.11	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	909 8th	0	\$10,001.00	\$0.00	\$10,001.00		\$10,001.00
113	159569	(0020-564)	0.34	WHITE T C & CO INC	900 8th	1927	\$30,004.00	\$1,262,916.00	\$1,292,920.00		\$1,292,920.00
114	159568	(0020-563)	0.34	WHITE T C & CO INC	718 Lamar	1956	\$30,004.00	\$463,168.00	\$493,172.00		\$493,172.00
115	159567	(0020-562)	0.52	700 LAMAR LP	700 Lamar	1960	\$44,997.00	\$236,867.00	\$281,864.00		\$281,864.00
116	159767	(0020-288)	0.86	WICHITA COUNTY	510 Lamar	1971	\$75,002.00	\$1,679,954.00	\$1,754,956.00	EX-XV	\$0.00
117	159766	(0020-287)	0.35	WICHITA COUNTY	500 Lamar	0	\$30,597.00	\$38,878.00	\$69,475.00	EX-XV	\$0.00
118	160347	(0010-550)	0.87	M CLEVELAND VENTURES LLC	806 Wichita	1972	\$11,357.00	\$59,469.00	\$70,826.00		\$70,826.00
119	138634	(2350-012)	0.13	ROCKING HB INC	313 N Lamar	0	\$1,650.00	\$0.00	\$1,650.00		\$1,650.00
120	138633	(2350-011)	0.22	MCCOY PATRICIA ANN JACOBS	807 Wichita	1930	\$2,850.00	\$16,120.00	\$18,970.00		\$18,970.00
121	138632	(2350-010)	0.34	ROCKING HB INC	309 N Lamar	1938	\$4,501.00	\$1,822.00	\$6,323.00		\$6,323.00
122	138631	(2350-009)	0.52	SIMMONS JAMES ALLEN	806 Warren	1920	\$6,750.00	\$2,067.00	\$8,817.00		\$8,817.00
123	138630	(2350-008)	2.13	200 NO SCOTT ST INC	200 N Scott	1957	\$36,363.00	\$142,669.00	\$179,032.00		\$179,032.00
124	159911	(0020-126)	0.69	KIWANIS TRUST FUND	403 Lamar	1930	\$30,000.00	\$275,008.00	\$305,008.00	EX-XV	\$0.00
125	103562	(2444-004)	0.51	WICHITA FALLS CITY OF	00 5th	0	\$22,216.00	\$58,219.00	\$80,435.00	EX-XV	\$0.00
126	159764	(0020-275)	2.50	LC2 REALTY LLC	500 Scott	1974	\$217,652.00	\$77,724.00	\$295,376.00		\$295,376.00
127	159765	(0020-284)	0.12	CRAMPTON LEE (L/E)	505 Lamar	1970	\$10,550.00	\$72,463.00	\$83,013.00		\$83,013.00
128	159695	(0020-376)	0.86	811 SIXTH LC	811 6th	1926	\$75,002.00	\$352,791.00	\$427,793.00		\$427,793.00
129	159691	(0020-372)	0.34	GREEN MAXIE D	820 7th	1950	\$30,004.00	\$187,276.00	\$217,280.00		\$217,280.00
130	159566	(0020-561)	0.17	TWO-B HOLDING CO LLC	701 Lamar	1953	\$15,002.00	\$189,999.00	\$205,001.00		\$205,001.00
131	159565	(0020-560)	0.17	TWO-B HOLDING CO LLC	705 Lamar	0	\$15,002.00	\$6,566.00	\$21,568.00		\$21,568.00
132	159564	(0020-559)	0.17	TWO-B HOLDING CO LLC	709 Lamar	1953	\$15,002.00	\$62,415.00	\$77,417.00		\$77,417.00
133	159563	(558-03)	0.17	TWO-B HOLDING CO LLC	713 Lamar	1927	\$15,002.00	\$109,813.00	\$124,815.00		\$124,815.00
134	159562	(0020-557)	0.07	FIRST LAMAR COMPANY	717 Lamar	1957	\$6,003.00	\$7,821.00	\$13,824.00		\$13,824.00
135	159560	(0020-555)	0.31	BRIDWELL OIL COMPANY	810 8th	1941	\$26,998.00	\$265,841.00	\$292,839.00		\$292,839.00
136	159561	(0020-556)	0.17	WILSON OFFICE SUPPLY	820 8th	1958	\$15,002.00	\$188,289.00	\$203,291.00		\$203,291.00
137	159518	(0020-672)	0.24	WHITE T C & CO INC	813 8th	1925	\$21,301.00	\$324,865.00	\$346,166.00		\$346,166.00
138	159519	(0020-673)	0.62	WHITE DAVID H & T C WHITE & CO INC	817 8th	1968	\$53,701.00	\$111,486.00	\$165,187.00		\$165,187.00
139	159514	(0020-668)	0.34	SOUTHWESTERN BELL	815 9th	1956	\$30,004.00	\$1,339,996.00	\$1,370,000.00		\$1,370,000.00
140	159448	(0020-757)	0.52	FIRST BANK	901 Lamar	1961	\$33,748.00	\$356,893.00	\$390,641.00		\$390,641.00
141	159447	(0020-756)	0.69	MARCHMAN II LTD TX LP	925 Lamar	1926	\$45,000.00	\$741,000.00	\$786,000.00		\$786,000.00
142	159368	(0020-827)	2.61	WICHITA STORAGE HOLDINGS LLC	1000 Scott	1967	\$113,748.00	\$471,252.00	\$585,000.00		\$585,000.00

# Wichita County Appraisal District - Certified 2014 Appraised Values – TIF #4

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143	159270	(0020-884)	0.97	B F S RETAIL & COMMERCIAL OPERATIONS LLC	1101 Lamar	1969	\$42,149.00	\$133,667.00	\$175,816.00		\$175,816.00
144	159269	(0020-883)	0.24	GRAGG MOTOR	1115 Lamar	1945	\$10,498.00	\$24,346.00	\$34,844.00		\$34,844.00
145	159218	(0030-080)	0.48	COLLINS MOTOR COMPANY LLC	1201 Lamar	1960	\$21,000.00	\$13.00	\$21,013.00		\$21,013.00
146	159216	(0030-078)	0.34	GAONA JENNIFER M	1205 Lamar	1920	\$15,002.00	\$62,557.00	\$77,559.00		\$77,559.00
147	159215	(0030-076)	0.38	SCRIPPS ACQUISITION LP	806 13th	0	\$16,501.00	\$31,572.00	\$48,073.00		\$48,073.00
148	159245	(0030-112)	1.21	SCRIPPS ACQUISITION LP	1301 Lamar	1963	\$52,499.00	\$880,636.00	\$933,135.00		\$933,135.00
149	159055	(0030-215)	0.67	BARNES MAINTENANCE SERVICES INC	1401 Lamar	1919	\$29,251.00	\$19,680.00	\$48,931.00		\$48,931.00
150	159053	(0030-213)	0.19	P2 THE DEUCE LLC	1407 Lamar	0	\$8,250.00	\$0.00	\$8,250.00		\$8,250.00
151	159052	(0030-212)	0.34	DEWITT PATRICIA MCKEE	1409 Lamar	2008	\$15,000.00	\$99,939.00	\$114,939.00		\$114,939.00
152	159064	(0030-224)	0.38	WENDEBORN KURT & ROBERT WHITELEY & TOM OBRIEN	1501 Lamar	1952	\$16,501.00	\$45,151.00	\$61,652.00		\$61,652.00
153	159063	(0030-223)	0.17	WICHITA INVESTMENTS INC	1503 Lamar	1918	\$7,501.00	\$13,330.00	\$20,831.00		\$20,831.00
154	159062	(0030-222)	0.43	WICHITA INVESTMENTS INC	1505 Lamar	1935	\$18,944.00	\$58,839.00	\$77,783.00		\$77,783.00
155	159060	(0030-220)	0.24	WICHITA INVESTMENTS INC	1504 Scott	1956	\$10,581.00	\$6,052.00	\$16,633.00		\$16,633.00
156	159061	(0030-221)	0.25	SAVAGE RICHARD D & TINA D SAVAGE	1500 Scott	1957	\$21,876.00	\$35,724.00	\$57,600.00		\$57,600.00
157	159051	(210-01)	0.36	JUMA RIVAZ	1408 Scott	1977	\$31,503.00	\$60,000.00	\$91,503.00		\$91,503.00
158	159050	(0030-208)	0.84	1400 SCOTT LLC	1400 Scott	1929	\$73,503.00	\$173,497.00	\$247,000.00		\$247,000.00
159	159244	(0030-111)	0.24	SCRIPPS ACQUISITION LP	1310 Scott	0	\$20,996.00	\$5,235.00	\$26,231.00		\$26,231.00
160	159243	(0030-110)	0.96	SCRIPPS ACQUISITION LP	1300 Scott	1947	\$84,001.00	\$35,731.00	\$119,732.00		\$119,732.00
161	159214	(0030-075)	0.72	COLLINS MOTOR COMPANY LLC	1204 Scott	0	\$62,996.00	\$15,572.00	\$78,568.00		\$78,568.00
162	159213	(0030-074)	0.24	COLLINS MOTOR COMPANY LLC	1202 Scott	1944	\$20,996.00	\$6,918.00	\$27,914.00		\$27,914.00
163	159212	(0030-073)	0.24	COLLINS MOTOR COMPANY LLC	1200 Scott	1967	\$20,996.00	\$23,284.00	\$44,280.00		\$44,280.00
164	159268	(0020-882)	0.24	WICHITA RESTAURANT & SUPPLY CO INC	1122 Scott	1929	\$20,996.00	\$62,197.00	\$83,193.00		\$83,193.00
165	159267	(0020-881)	0.12	WICHITA RESTAURANT SUPPLY	1118 Scott	1945	\$10,498.00	\$26,135.00	\$36,633.00		\$36,633.00
166	159266	(0020-880)	0.12	HAY JAMES E	1116 Scott	1945	\$10,498.00	\$19,894.00	\$30,392.00		\$30,392.00
167	159265	(0020-879)	0.40	WARDELL RICKY R	1110 Scott	1955	\$35,249.00	\$23,883.00	\$59,132.00		\$59,132.00
168	159264	(0020-878)	0.08	WARDELL RICKY R	1106 Scott	0	\$6,743.00	\$4,413.00	\$11,156.00		\$11,156.00
169	159263	(0020-877)	0.24	WARDELL RICKY R	1100 Scott	1920	\$20,996.00	\$47,255.00	\$68,251.00		\$68,251.00
170	159446	(0020-754)	0.52	R C GRAHAM DEVELOPMENT LLC	916 Scott	1969	\$44,997.00	\$79,162.00	\$124,159.00		\$124,159.00
171	159445	(0020-753)	0.18	SALLIS MURRAY W	912 Scott	1955	\$15,603.00	\$37,297.00	\$52,900.00		\$52,900.00
172	159444	(0020-750)	0.51	R C GRAHAM DEVELOPMENT LLC	900 Scott	1971	\$44,396.00	\$255,604.00	\$300,000.00		\$300,000.00
173	159513	(0020-666)	0.17	WACHSMAN RANDOLPH J	824 Scott	1920	\$15,002.00	\$73,719.00	\$88,721.00		\$88,721.00
174	159512	(0020-665)	0.17	SOUTHWESTERN BELL	820 Scott	0	\$15,002.00	\$9,120.00	\$24,122.00		\$24,122.00
175	159511	(0020-664)	0.17	MORFORD MICHAEL T	816 Scott	1918	\$15,002.00	\$64,238.00	\$79,240.00		\$61,240.00
176	159508	(0020-661)	0.52	WHITE DAVID H & T C WHITE & CO INC	807 8th	1919	\$44,997.00	\$715,927.00	\$760,924.00		\$760,924.00
177	159509	(0020-662)	0.17	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	810 Scott	0	\$15,002.00	\$0.00	\$15,002.00		\$15,002.00
178	159559	(0020-554)	0.69	ARES MANAGEMENT & CONSULTING INC	726 Scott	1966	\$60,000.00	\$76,071.00	\$136,071.00		\$136,071.00
179	159557	(0020-552)	0.34	ARES MANAGEMENT & CONSULTING INC	702 Scott	0	\$30,004.00	\$0.00	\$30,004.00		\$30,004.00
180	159556	(0020-551)	0.17	WHITE T C & CO INC	700 Scott	1932	\$15,002.00	\$148,341.00	\$163,343.00		\$163,343.00
181	159689	(0020-370)	0.06	VECTRA VENTURE LLC	810 7th	1920	\$5,001.00	\$30,107.00	\$35,108.00		\$35,108.00
182	159690	(0020-371)	0.11	GREEN BRENDA L	800 7th	1921	\$10,001.00	\$38,807.00	\$48,808.00		\$48,808.00
183	159688	(0020-369)	0.17	PUCKETT FAMILY TRUST	620 Scott	1951	\$15,002.00	\$53,059.00	\$68,061.00		\$68,061.00
184	159687	(0020-368)	0.34	STEPHENS FRED	618 Scott	1925	\$30,004.00	\$22,217.00	\$52,221.00		\$52,221.00
185	159829	(0020-366)	0.52	WICHITA COUNTY	600 Scott	1926	\$44,997.00	\$2,904,561.00	\$2,949,558.00	EX-XV	\$0.00
186	159908	(0020-123)	0.17	HANES LAND & FARM INC	804 5th	1939	\$5,626.00	\$4,032.00	\$9,658.00		\$9,658.00
187	159907	(0020-122)	0.17	W F T AUTO SALES INC	410 Scott	0	\$15,002.00	\$4,998.00	\$20,000.00		\$20,000.00
188	159906	(0020-121)	0.17	W F T AUTO SALES INC	408 Scott	1948	\$7,501.00	\$10,751.00	\$18,252.00		\$18,252.00
189	159905	(0020-120)	0.17	JIMENES ALBERT JR	406 Scott	0	\$7,501.00	\$0.00	\$7,501.00		\$7,501.00
190	159904	(0020-119)	0.17	JIMENES ALBERT JR	404 Scott	1935	\$7,501.00	\$17,088.00	\$24,589.00		\$24,589.00

# Wichita County Appraisal District - Certified 2014 Appraised Values – TIF #4

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191	159903	(0020-118)	0.17	MISER MICKEY WAYNE	402 Scott	1945	\$7,501.00	\$24,777.00	\$32,278.00		\$32,278.00
192	160046	(0020-117)	0.17	KELLEY PATSY JOYCE	400 Scott	1960	\$7,501.00	\$40,251.00	\$47,752.00		\$47,752.00
193	160085	(0020-002)	1.03	WICHITA FALLS CITY OF	306 Scott	2013	\$44,849.00	\$998,943.00	\$1,043,792.00	EX-XV	\$0.00
194	160084	(0020-001)	0.17	WICHITA FALLS CITY OF	300 Scott	0	\$7,501.00	\$0.00	\$7,501.00	EX-XV	\$0.00
195	160244	(0010-749)	0.69	POND ROBERT L	214 Scott	1940	\$30,000.00	\$74,835.00	\$104,835.00		\$104,835.00
196	160243	(0010-748)	0.17	KNOWLES KENNETH RAY ESTATE OF	204 Scott	1982	\$7,501.00	\$12,631.00	\$20,132.00		\$20,132.00
197	160242	(0010-747)	0.17	KNOWLES KENNETH RAY ESTATE OF	202 Scott	1953	\$7,501.00	\$14,048.00	\$21,549.00		\$21,549.00
198	160241	(0010-746)	0.17	KNOWLES KENNETH RAY ESTATE OF	200 Scott	1947	\$7,501.00	\$18,976.00	\$26,477.00		\$26,477.00
199	160323	(0010-676)	0.82	WICHITA FALLS BICYCLING CLUB INC	100 Scott	1950	\$17,860.00	\$53,109.00	\$70,969.00		\$70,969.00
200	160324	(0010-677)	1.09	WICHITA FALLS CITY OF	805 Front	0	\$1,185.00	\$0.00	\$1,185.00	EX-XV	\$0.00
201	138629	(2350-007)	0.52	SIMMONS JAMES ALLEN	304 N Scott	1925	\$16,874.00	\$12,702.00	\$29,576.00		\$29,576.00
202	138628	(2350-006)	0.34	ROCKING HB INC	316 N Scott	1938	\$11,252.00	\$38,518.00	\$49,770.00		\$49,770.00
203	138627	(2350-005)	0.17	ROCKING HB INC	320 N Scott	1954	\$5,626.00	\$33,583.00	\$39,209.00		\$39,209.00
204	138626	(2350-004)	0.17	ROCKING HB INC	322 N Scott	0	\$5,626.00	\$430.00	\$6,056.00		\$6,056.00
205	160349	(0010-553)	0.26	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	400 N Scott	1949	\$8,439.00	\$21,670.00	\$30,109.00		\$30,109.00
206	160351	(0010-555)	0.34	GAONA ARTHUR	408 N Scott	1959	\$11,252.00	\$30,454.00	\$41,706.00		\$41,706.00
207	160352	(0010-556)	0.34	UNITED LAND HOLDINGS LTD	410 N Scott	1939	\$11,252.00	\$29,055.00	\$40,307.00		\$40,307.00
208	160339	(0010-541)	1.44	UNITED LAND HOLDINGS LTD	413 N Scott	1972	\$47,061.00	\$78,866.00	\$125,927.00		\$125,927.00
209	160340	(0010-542)	1.21	HILL EDDIE ETUX ERCIE	403 N Scott	2001	\$26,406.00	\$265,178.00	\$291,584.00		\$291,584.00
210	138623	(2350-001)	0.26	HILL EDDIE ETUX ERCIE	319 N Scott	0	\$11,252.00	\$2,863.00	\$14,115.00		\$14,115.00
211	138624	(2350-002)	0.72	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	715 Wichita	0	\$9,449.00	\$0.00	\$9,449.00		\$9,449.00
212	108426	(2350-065)	2.66	CLAPP HOLDINGS LTD	305 N Scott	1975	\$34,782.00	\$68,444.00	\$103,226.00		\$103,226.00
213	138625	(002-01)	0.22	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	605 Wichita	0	\$2,925.00	\$0.00	\$2,925.00		\$2,925.00
214	123873	(4590-003)	2.50	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	0 N Scott	0	\$22,609.00	\$0.00	\$22,609.00		\$22,609.00
215	102084	(003-01)	0.66	JIMDON INC	313 N Scott	1953	\$17,341.00	\$30,636.00	\$47,977.00		\$47,977.00
216	105661	(021-01)	1.12	WICHITA FALLS CITY OF	616 Front	0	\$1,220.00	\$0.00	\$1,220.00	EX-XV	\$0.00
217	123877	(4590-008)	1.48	BLOCK DIVISION INC	616 Front	1940	\$16,148.00	\$43,359.00	\$59,507.00		\$59,507.00
218	160322	(672-01)	0.21	WICHITA FALLS CITY OF	100 Indiana	0	\$225.00	\$0.00	\$225.00	EX-XV	\$0.00
219	160321	(0010-670)	2.72	MEYER G C & RICHARD MEYER LTD	110 Indiana	1925	\$59,242.00	\$309,803.00	\$369,045.00		\$369,045.00
220	160261	(0010-770)	0.43	RAMIREZ HERMINA V & CLAUDIO RAMIREZ JR	203 Scott	1965	\$18,748.00	\$2,556.00	\$21,304.00		\$21,304.00
221	160258	(0010-767)	0.17	BENJAMIN CYRIL	207 Scott	1995	\$7,501.00	\$29,426.00	\$36,927.00		\$36,927.00
222	160255	(0010-764)	0.60	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	225 Scott	1975	\$26,249.00	\$4,290.00	\$30,539.00		\$30,539.00
223	160083	(0010-900)	0.17	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	301 Scott	1963	\$7,501.00	\$9,097.00	\$16,598.00		\$16,598.00
224	160082	(0010-899)	0.17	LEATHERWOOD JOANNE H	303 Scott	0	\$7,501.00	\$0.00	\$7,501.00		\$7,501.00
225	160080	(0010-897)	0.34	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	305 Scott	0	\$15,002.00	\$793.00	\$15,795.00		\$15,795.00
226	160078	(0010-895)	0.52	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	313 Scott	1950	\$22,499.00	\$3,189.00	\$25,688.00		\$25,688.00
227	159921	(0020-137)	0.34	WALSER BRIAN K ETUX ELIZABETH D	401 Scott	1933	\$15,002.00	\$31,806.00	\$46,808.00		\$46,808.00
228	159919	(0020-134)	0.34	RAMIREZ RAYMUNDO	407 Scott	1999	\$15,002.00	\$7,117.00	\$22,119.00		\$22,119.00
229	159918	(0020-133)	0.52	WHATLEY DAVID LEE	409 Scott	1940	\$22,499.00	\$12,264.00	\$34,763.00		\$34,763.00
230	159763	(0020-272)	0.34	WRIGHT R G LLC	501 Scott	1975	\$30,004.00	\$187,060.00	\$217,064.00		\$217,064.00
231	159762	(0020-271)	0.17	WRIGHT R G LLC	505 Scott	0	\$15,002.00	\$6,566.00	\$21,568.00		\$21,568.00
232	159761	(0020-270)	0.17	WRIGHT R G LLC	507 Scott	0	\$15,002.00	\$6,566.00	\$21,568.00		\$21,568.00
233	159760	(0020-269)	0.17	WRIGHT R G LLC	509 Scott	0	\$15,002.00	\$6,566.00	\$21,568.00		\$21,568.00
234	159759	(0020-268)	0.34	WRIGHT R G LLC	513 Scott	1969	\$30,004.00	\$97,503.00	\$127,507.00		\$127,507.00
235	159704	(0020-386)	1.20	WICHITA COUNTY	601 Scott	0	\$104,544.00	\$114,818.00	\$219,362.00	EX-XV	\$0.00
236	159555	(0020-550)	0.65	BIG BLUE PROPERTIES LLC	701 Scott	1966	\$28,245.00	\$4,355.00	\$32,600.00		\$32,600.00
237	159549	(0020-544)	0.37	BIG BLUE PROPERTIES LLC	719 Scott	1927	\$32,609.00	\$115,791.00	\$148,400.00		\$148,400.00
238	105430	(544-01)	0.18	BIG BLUE PROPERTIES LLC	712 8th	1981	\$15,908.00	\$3,092.00	\$19,000.00		\$19,000.00

# Wichita County Appraisal District - Certified 2014 Appraised Values – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	ACRES	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	YR BLT	LAND VALUE (2014)	BLDG VALUE (2014)	MARKET VALUE (2014)	EXEMPTIONS	WCAD TAXABLE VALUE (2014)
239	159531	(0020-690)	0.69	WICHITA FALLS CITY OF	815 Scott	0	\$60,000.00	\$0.00	\$60,000.00	EX-XV	\$0.00
240	159528	(0020-682)	0.17	TOBY MARK A	817 Scott	1926	\$15,002.00	\$30,899.00	\$45,901.00		\$45,901.00
241	159527	(0020-681)	0.34	AMERICAN NATIONAL BANK	825 Scott	1980	\$30,004.00	\$245,328.00	\$275,332.00		\$275,332.00
242	159443	(0020-749)	0.34	R C GRAHAM DEVELOPMENT LLC	901 Scott	0	\$30,004.00	\$19,613.00	\$49,617.00		\$49,617.00
243	159442	(748-01)	0.17	WHITE T C & CO INC	905 Scott	0	\$15,002.00	\$3,269.00	\$18,271.00		\$18,271.00
244	159441	(0020-748)	0.17	WHITE T C & CO INC	907 Scott	0	\$15,002.00	\$3,668.00	\$18,670.00		\$18,670.00
245	159440	(0020-747)	0.17	SALLIS MURRAY W	917 Scott	1910	\$15,002.00	\$61,599.00	\$76,601.00		\$76,601.00
246	159439	(0020-746)	0.34	MILLS FAMILY TRUST	921 Scott	1968	\$30,004.00	\$56,755.00	\$86,759.00		\$86,759.00
247	159376	(0020-841)	0.29	GRACE ALBERT THOMAS IV	1001 Scott	1935	\$25,692.00	\$61,920.00	\$87,612.00		\$87,612.00
248	100272	(843-02)	0.05	DAVIDSON TRACY & JACKIE DAVIDSON	717 10th	1930	\$2,373.00	\$29,205.00	\$31,578.00	HS	\$31,578.00
249	100510	(843-01)	0.03	AMERICAN THRIFT	715 10th	1930	\$1,520.00	\$29,205.00	\$30,725.00		\$30,725.00
250	159378	(0020-843)	0.10	JACKSON JERAL W INC DEFINED BENEFIT TRUST	713 10th	1930	\$4,261.00	\$42,820.00	\$47,081.00		\$47,081.00
251	159375	(0020-840)	0.24	HUFF TERRY ENTERPRISES INC	1007 Scott	1925	\$20,996.00	\$31,125.00	\$52,121.00		\$52,121.00
252	159374	(0020-839)	0.48	HUFF TERRY ENTERPRISES INC	1013 Scott	0	\$42,001.00	\$11,935.00	\$53,936.00		\$53,936.00
253	159262	(0020-876)	0.31	FOIX DANNY	1101 Scott	1929	\$27,208.00	\$154,428.00	\$181,636.00		\$181,636.00
254	109006	(0020-875)	0.17	FOIX DANNY	1103 Scott	0	\$15,002.00	\$3,739.00	\$18,741.00		\$18,741.00
255	159261	(0020-874)	0.24	WHITELEY ROBERT	1105 Scott	1946	\$20,996.00	\$69,069.00	\$90,017.00		\$90,017.00
256	159260	(873-01)	0.24	BAUMER LISA ANN	1111 Scott	1946	\$20,996.00	\$4,472.00	\$25,468.00		\$25,468.00
257	159259	(0020-873)	0.24	BAUMER LISA ANN	706 12th	1950	\$20,996.00	\$4,007.00	\$25,003.00		\$25,003.00
258	159226	(0030-088)	0.24	THORNHILL RUBY	1201 Scott	1978	\$20,996.00	\$60,648.00	\$81,644.00		\$81,644.00
259	159225	(0030-087)	0.38	CUMMINGS STEVEN W	1209 Scott	1951	\$33,001.00	\$15,610.00	\$48,611.00		\$48,611.00
260	159224	(0030-086)	0.59	CUMMINGS STEVEN W	1213 Scott	1918	\$51,000.00	\$46,063.00	\$97,063.00		\$97,063.00
261	159242	(0030-107)	0.83	MILLS FAMILY TRUST	1307 Scott	1956	\$71,996.00	\$24,634.00	\$96,630.00		\$96,630.00
262	159240	(0030-105)	0.38	MILLS FAMILY TRUST	1313 Scott	1955	\$33,001.00	\$15,817.00	\$48,818.00		\$48,818.00
263	159059	(0030-219)	0.24	WAC PROPERTIES LEASING LLC	1401 Scott	1945	\$20,996.00	\$14,532.00	\$35,528.00		\$35,528.00
264	159058	(0030-218)	0.50	WAC PROPERTIES LEASING LLC	1403 Scott	1938	\$43,159.00	\$40,926.00	\$84,085.00		\$84,085.00
265	159057	(0030-217)	0.08	WICHITA A/C CONDITIONING SUPPLY LLC	1409 Scott	0	\$3,328.00	\$0.00	\$3,328.00		\$3,328.00
266	159056	(0030-216)	0.08	STATE OF TEXAS (ROW)	701 14th	0	\$1,749.00	\$0.00	\$1,749.00	EX-XV	\$0.00
267	159239	(0030-102)	1.19	NUNN BLDG CO	1302 Indiana	1925	\$51,836.00	\$247,911.00	\$299,747.00		\$299,747.00
268	159223	(0030-085)	0.24	DAILEY CLARENCE R ETUX KAREN S	1208 Indiana	1950	\$10,498.00	\$15,949.00	\$26,447.00		\$26,447.00
269	159222	(0030-084)	0.32	DAILEY CLARENCE R ETUX KAREN S	1206 Indiana	1945	\$13,948.00	\$48,999.00	\$62,947.00		\$62,947.00
270	159221	(0030-083)	0.16	SCRIPPS ACQUISITION LP	1204 Indiana	1950	\$7,004.00	\$18,804.00	\$25,808.00		\$25,808.00
271	159220	(0030-082)	0.24	GENUINE PARTS CO	1202 Indiana	1953	\$10,498.00	\$45,006.00	\$55,504.00		\$55,504.00
272	159219	(0030-081)	0.24	GOULD TOMMY ETUX JOYCE	1200 Indiana	1967	\$10,498.00	\$25,812.00	\$36,310.00		\$36,310.00
273	159258	(0020-872)	0.39	GENESIS PLACE THE	1108 Indiana	1961	\$16,801.00	\$73,697.00	\$90,498.00		\$90,498.00
274	159257	(0020-871)	0.10	GENESIS PLACE THE	1106 Indiana	1940	\$4,199.00	\$11,764.00	\$15,963.00		\$15,963.00
275	159398	(0020-868)	0.72	GENESIS PLACE THE	1100 Indiana	2004	\$31,498.00	\$371,282.00	\$402,780.00		\$402,780.00
276	159373	(0020-838)	0.17	ROGERS JACKIE LEE	1024 Indiana	1929	\$7,501.00	\$22,976.00	\$30,477.00		\$30,477.00
277	159372	(0020-837)	0.14	ROGERS JACKIE LEE	1022 Indiana	1929	\$5,998.00	\$15,345.00	\$21,343.00		\$21,343.00
278	159371	(0020-836)	0.41	BOGAN JACK FAMILY LIMITED PARTNERSHIP TX LP	1008 Indiana	1939	\$17,999.00	\$28,348.00	\$46,347.00		\$46,347.00
279	159370	(0020-835)	0.16	BOGAN JACK FAMILY LIMITED PARTNERSHIP TX LP	1004 Indiana	1987	\$7,004.00	\$4,212.00	\$11,216.00		\$11,216.00
280	159369	(0020-834)	0.32	BOGAN JACK FAMILY LIMITED PARTNERSHIP TX LP	1000 Indiana	1929	\$13,948.00	\$71,313.00	\$85,261.00		\$85,261.00
281	159438	(0020-745)	0.17	JOHNSON GAIL DR	700 10th	1915	\$7,501.00	\$66,217.00	\$73,718.00		\$73,718.00
282	159437	(0020-744)	0.17	ESTELLINE LLC	922 Indiana	1919	\$7,501.00	\$46,512.00	\$54,013.00		\$54,013.00
283	227390	(0020-743)	0.00	VECTRA VENTURE LLC	918 Indiana	0	\$3,751.00	\$494.00	\$4,245.00		\$4,245.00
284	159435	(0020-742)	0.17	FUENTES MARGARET	914 Indiana	1919	\$7,501.00	\$67,670.00	\$75,171.00		\$75,171.00
285	159434	(0020-741)	0.17	MORENO GUILFREDO & JULIA MORENO	908 Indiana	1919	\$7,501.00	\$28,190.00	\$35,691.00		\$35,691.00
286	159433	(0020-740)	0.34	VECTRA VENTURE LLC	900 Indiana	1919	\$15,002.00	\$142,424.00	\$157,426.00		\$157,426.00

# Wichita County Appraisal District - Certified 2014 Appraised Values – TIF #4

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287	159526	(0020-680)	0.17	SEWARD EDITH K	824 Indiana	1902	\$7,501.00	\$136,308.00	\$143,809.00		\$143,809.00
288	159525	(0020-679)	0.17	NARANJO DEREK	822 Indiana	1920	\$7,501.00	\$38,223.00	\$45,724.00		\$45,724.00
289	159524	(0020-678)	0.11	SEWARD EDITH K	818 Indiana	1935	\$4,813.00	\$4,138.00	\$8,951.00		\$8,951.00
290	102292	(678-01)	0.07	HILL PAULA	816 Indiana	1935	\$2,923.00	\$21,113.00	\$24,036.00		\$24,036.00
291	159523	(0020-677)	0.17	WICHITA INVESTMENTS INC	814 Indiana	1953	\$7,275.00	\$56,254.00	\$63,529.00		\$63,529.00
292	159522	(0020-676)	0.22	WICHITA TOWER INC	808 Indiana	0	\$9,749.00	\$4,861.00	\$14,610.00		\$14,610.00
293	159521	(0020-675)	0.12	WICHITA TOWER INC	804 Indiana	0	\$5,249.00	\$2,617.00	\$7,866.00		\$7,866.00
294	159520	(0020-674)	0.17	WICHITA TOWER INC	800 Indiana	1919	\$7,501.00	\$338,437.00	\$345,938.00		\$345,938.00
295	159547	(0020-542)	0.17	WICHITA INVESTMENTS INC	728 Indiana	1914	\$7,501.00	\$91,701.00	\$99,202.00		\$99,202.00
296	159546	(0020-540)	0.09	WICHITA INVESTMENTS INC	724 Indiana	1954	\$3,751.00	\$29,794.00	\$33,545.00		\$33,545.00
297	159545	(0020-537)	0.43	W L L BUILDING INC LEASE WICHITA COUNTY	720 Indiana	1977	\$18,748.00	\$301,805.00	\$320,553.00	EX-XV	\$0.00
298	159544	(0020-536)	0.52	WICHITA COUNTY	710 7th	1981	\$22,651.00	\$222,596.00	\$245,247.00	EX-XV	\$0.00
299	159698	(0020-380)	0.86	MWH GROUP PC	624 Indiana	1935	\$37,501.00	\$382,812.00	\$420,313.00		\$420,313.00
300	159696	(0020-377)	0.34	VALADEZ BEN JR (L/E)	600 Indiana	1909	\$15,002.00	\$82,349.00	\$97,351.00		\$97,351.00
301	159902	(0020-267)	0.26	DZIELAWA JAMES W & SANDRA L	524 Indiana	1930	\$8,439.00	\$23.00	\$8,462.00		\$8,462.00
302	159901	(0020-266)	0.26	RORABAUGH ROBERT L	508 Indiana	0	\$11,252.00	\$0.00	\$11,252.00		\$11,252.00
303	159900	(265-04)	0.34	RORABAUGH ROBERT L	504 Indiana	1937	\$15,002.00	\$46,650.00	\$61,652.00		\$61,652.00
304	159899	(265-01)	0.34	R G WRIGHT LLC	500 Indiana	1929	\$15,002.00	\$21,757.00	\$36,759.00		\$36,759.00
305	159915	(0020-130)	0.52	WARD LARRY DALE	408 Indiana	0	\$11,249.00	\$1,820.00	\$13,069.00		\$13,069.00
306	104920	(130-01)	0.17	WARD LARRY DALE	406 Indiana	1920	\$3,751.00	\$209.00	\$3,960.00		\$3,960.00
307	159914	(0020-129)	0.17	WARD LARRY DALE	404 Indiana	1920	\$3,751.00	\$21,391.00	\$25,142.00		\$25,142.00
308	159913	(0020-128)	0.17	PARKS KEVIN L	402 Indiana	1962	\$3,751.00	\$20,599.00	\$24,350.00		\$24,350.00
309	159912	(0020-127)	0.17	PARKS KEVIN L	400 Indiana	0	\$3,751.00	\$0.00	\$3,751.00		\$3,751.00
310	160076	(0010-893)	0.17	PETERS FAMILY LIMITED PARTNERSHIP	316 Indiana	1939	\$3,751.00	\$12,175.00	\$15,926.00		\$15,926.00
311	160075	(0010-892)	0.34	PETERS FAMILY LIMITED PARTNERSHIP	314 Indiana	1938	\$7,501.00	\$16,168.00	\$23,669.00		\$23,669.00
312	160074	(0010-891)	0.69	PETERS FAMILY LIMITED PARTNERSHIP	300 Indiana	1933	\$15,000.00	\$35,704.00	\$50,704.00		\$50,704.00
313	160254	(0010-763)	0.34	WBS REALTY LLC	218 Indiana	1956	\$7,501.00	\$38,246.00	\$45,747.00		\$45,747.00
314	160253	(0010-760)	0.52	G T P ACQUISITION PARTNERS II LLC	206 Indiana	0	\$11,249.00	\$0.00	\$11,249.00		\$11,249.00
315	160252	(0010-758)	0.34	GROVES MARVIN L	200 Indiana	1945	\$7,501.00	\$39,618.00	\$47,119.00		\$47,119.00
316	160315	(0010-661)	0.26	MEYER G C & RICHARD MEYER LTD	101 Indiana	0	\$5,625.00	\$0.00	\$5,625.00		\$5,625.00
317	160314	(0010-660)	0.09	COTTERLY GERALD E	105 Indiana	1953	\$1,875.00	\$4,920.00	\$6,795.00		\$6,795.00
318	160313	(0010-659)	0.26	COTTERLY GERALD E	109 Indiana	1930	\$5,625.00	\$10,695.00	\$16,320.00		\$16,320.00
319	160316	(0010-662)	0.09	COTTERLY GERALD E	113 Indiana	1929	\$1,875.00	\$15,726.00	\$17,601.00		\$17,601.00
320	160317	(0010-663)	0.34	BLOCK DIVISION INC	115 Indiana	1927	\$7,501.00	\$16,430.00	\$23,931.00		\$23,931.00
321	160318	(0010-664)	0.26	CARNAHAN JASON	123 Indiana	1971	\$5,626.00	\$23,689.00	\$29,315.00		\$29,315.00
322	160126	(0010-779)	0.17	WADSWORTH DENNIS B	201 Indiana	0	\$3,751.00	\$0.00	\$3,751.00		\$3,751.00
323	160123	(0010-776)	1.03	WADSWORTH DENNIS B	219 Indiana	2012	\$22,501.00	\$135,059.00	\$157,560.00		\$157,560.00
324	160073	(0010-890)	0.26	KROTTINGER LYNDIA	301 Indiana	1941	\$5,626.00	\$17,049.00	\$22,675.00		\$22,675.00
325	160072	(0010-886)	0.77	SOUTHERN FOODS GROUP LP	325 Indiana	1946	\$16,875.00	\$30,403.00	\$47,278.00		\$47,278.00
326	160071	(0010-885)	0.17	OLIVER M W	325 Indiana	0	\$3,751.00	\$0.00	\$3,751.00		\$3,751.00
327	159928	(0020-144)	1.21	WICHITA INVESTMENTS INC TX CORP	417 Indiana	1965	\$26,249.00	\$36,356.00	\$62,605.00		\$62,605.00
328	159898	(0020-264)	0.69	WICHITA FALLS BACKDOOR PLAYERS INC	501 Indiana	1919	\$30,000.00	\$51,535.00	\$81,535.00	EX-XV	\$0.00
329	159897	(0020-263)	0.17	MJH HOLDINGS INC	517 Indiana	1923	\$7,501.00	\$20,440.00	\$27,941.00		\$27,941.00
330	159896	(0020-262)	0.17	MJH HOLDINGS INC	521 Indiana	0	\$7,501.00	\$3,269.00	\$10,770.00		\$10,770.00
331	159895	(0020-261)	0.17	JIMENES ALBERT	618 6th	0	\$7,501.00	\$0.00	\$7,501.00		\$7,501.00
332	159726	(0020-409)	0.43	REED FAMILY PARTNERSHIP LLC	601 Indiana	1918	\$18,748.00	\$110,701.00	\$129,449.00		\$129,449.00
333	159725	(0020-408)	0.09	DIGITAL DEVIANCE LLC	611 Indiana	1909	\$3,751.00	\$4,741.00	\$8,492.00		\$8,492.00
334	159722	(0020-405)	0.09	DIGITAL DEVIANCE LLC	613 Indiana	1910	\$3,751.00	\$16,620.00	\$20,371.00		\$20,371.00



# Wichita County Appraisal District - Certified 2014 Appraised Values – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	ACRES	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	YR BLT	LAND VALUE (2014)	BLDG VALUE (2014)	MARKET VALUE (2014)	EXEMPTIONS	WCAD TAXABLE VALUE (2014)
335	159723	(0020-406)	0.09	GIOLDASIS SPEROS	615 Indiana	0	\$3,751.00	\$3,283.00	\$7,034.00		\$7,034.00
336	159720	(0020-403)	0.17	MWH GROUP PC	617 Indiana	0	\$7,501.00	\$9,806.00	\$17,307.00		\$17,307.00
337	159719	(0020-402)	0.05	HAMMON ABBOTT ANDERSON CANNON PARTNERSHIP	624 7th	0	\$2,252.00	\$1,970.00	\$4,222.00		\$4,222.00
338	159717	(0020-400)	0.16	MWH GROUP PC	618 7th	0	\$6,752.00	\$5,910.00	\$12,662.00		\$12,662.00
339	159716	(0020-399)	0.05	WESTERMAN MARIE & CHARLES WESTERMAN	616 7th	1909	\$2,252.00	\$29,897.00	\$32,149.00		\$32,149.00
340	159715	(0020-398)	0.05	CATO SHIRLEY G	614 7th	1909	\$2,252.00	\$16,434.00	\$18,686.00		\$18,686.00
341	159686	(0020-532)	0.06	BINA ROBERT N	613 7th	1935	\$2,500.00	\$11,742.00	\$14,242.00		\$14,242.00
342	159685	(0020-530)	0.06	SCOTT JACOB	615 7th	1906	\$2,500.00	\$3,238.00	\$5,738.00		\$5,738.00
343	159684	(0020-529)	0.06	TUCKER RESOURCES INC	617 7th	0	\$2,500.00	\$0.00	\$2,500.00		\$2,500.00
344	159683	(0020-528)	0.17	TUCKER RESOURCES INC	701 Indiana	1902	\$7,501.00	\$38,511.00	\$46,012.00		\$46,012.00
345	159682	(0020-526)	0.09	TUCKER RESOURCES INC TX CORP	709 Indiana	1919	\$3,751.00	\$49,277.00	\$53,028.00		\$53,028.00
346	159681	(0020-525)	0.09	DICKINSON JOHN R & DANIEL M AHERN	711 Indiana	1943	\$3,751.00	\$35,482.00	\$39,233.00		\$39,233.00
347	159680	(0020-524)	0.17	PRIDDY PROPERTIES INC	713 Indiana	1919	\$7,501.00	\$5,645.00	\$13,146.00		\$13,146.00
348	159679	(0020-523)	0.17	CAIN KENNETH & DAVID RAYMOND CAIN	717 Indiana	1919	\$7,501.00	\$46,428.00	\$53,929.00		\$53,929.00
349	159675	(0020-518)	0.34	WICHITA TOWER INC	727 Indiana	0	\$15,002.00	\$13,133.00	\$28,135.00		\$28,135.00
350	103543	(711-01)	0.07	WICHITA INVESTMENTS INC	801 Indiana	1960	\$3,149.00	\$48,693.00	\$51,842.00		\$51,842.00
351	159404	(0020-712)	0.10	DICKINSON JOHN R & DANIEL M AHERN	615 8th	1930	\$4,500.00	\$58,298.00	\$62,798.00		\$62,798.00
352	159403	(0020-711)	0.16	DAYBREAK COMMUNITY SERVICES INC	803 Indiana	1920	\$7,048.00	\$117,901.00	\$124,949.00		\$124,949.00
353	159402	(0020-706)	0.09	WICHITA INVESTMENTS INC	809 Indiana	1920	\$3,751.00	\$75,036.00	\$78,787.00		\$78,787.00
354	159401	(0020-705)	0.09	WICHITA INVESTMENTS INC	811 Indiana	1920	\$3,751.00	\$35,708.00	\$39,459.00		\$39,459.00
355	159400	(0020-704)	0.17	WICHITA TOWER INC	813 Indiana	0	\$7,501.00	\$6,566.00	\$14,067.00		\$14,067.00
356	159399	(0020-703)	0.17	WICHITA TOWER INC	817 Indiana	0	\$7,501.00	\$6,566.00	\$14,067.00		\$14,067.00
357	159542	(0020-702)	0.34	FIRST INDIANA COMPANY LTD	819 Indiana	0	\$15,002.00	\$11,168.00	\$26,170.00		\$26,170.00
358	159432	(0020-739)	0.34	FIRST INDIANA COMPANY LTD	901 Indiana	1927	\$15,002.00	\$267,962.00	\$282,964.00		\$282,964.00
359	159431	(0020-738)	0.26	WICHITA INVESTMENTS INC	911 Indiana	1927	\$11,252.00	\$43,748.00	\$55,000.00		\$55,000.00
360	159430	(737-01)	0.22	4 KIDZ SAKE OF WICHITA FALLS	915 Indiana	1927	\$9,374.00	\$175,268.00	\$184,642.00	EX-XV	\$0.00
361	159429	(0020-736)	0.04	4 KIDZ SAKE OF WICHITA FALLS	919 Indiana	1927	\$1,873.00	\$78,771.00	\$80,644.00	EX-XV	\$0.00
362	159427	(0020-735)	0.24	4 KIDZ SAKE OF WICHITA FALLS	925 Indiana	1908	\$10,607.00	\$93,896.00	\$104,503.00	EX-XV	\$0.00
363	159428	(735-01)	0.09	BRUNETTE PAUL H & ROBERT R STUART TESTAMENTARY TRUST	927 Indiana	1910	\$4,003.00	\$101,672.00	\$105,675.00		\$105,675.00
364	159379	(0020-844)	2.61	WICHITA FALLS CITY OF	1001 Indiana	1952	\$113,748.00	\$3,068,606.00	\$3,182,354.00	EX-XV	\$0.00
365	159397	(0020-867)	0.24	CARGAL MARY V TRUSTEE ROY V CARGAL SR	1101 Indiana	1927	\$10,498.00	\$49,250.00	\$59,748.00		\$59,748.00
366	159396	(0020-866)	0.48	WICHITA FALLS CITY OF	1105 Indiana	0	\$21,000.00	\$10,470.00	\$31,470.00	EX-XV	\$0.00
367	159395	(0020-865)	0.17	WICHITA GLASS &	1111 Indiana	1929	\$7,501.00	\$24,534.00	\$32,035.00		\$32,035.00
368	159394	(0020-864)	0.31	WICHITA GLASS &	1113 Indiana	0	\$13,499.00	\$6,731.00	\$20,230.00		\$20,230.00
369	159236	(0030-098)	0.17	LERMA LUZ CONSTRUCTION INC	1201 Indiana	1948	\$7,501.00	\$18,662.00	\$26,163.00		\$26,163.00
370	159235	(0030-097)	0.14	LERMA LUZ CONSTRUCTION INC	1203 Indiana	1950	\$5,998.00	\$39,839.00	\$45,837.00		\$45,837.00
371	159234	(0030-096)	0.17	LERMA LUZ CONSTRUCTION INC	1205 Indiana	1948	\$7,501.00	\$28,857.00	\$36,358.00		\$36,358.00
372	159233	(0030-095)	0.36	LERMA LUZ CONSTRUCTION INC	1211 Indiana	1929	\$15,751.00	\$74,591.00	\$90,342.00		\$90,342.00
373	159232	(0030-094)	0.36	STREICH'S DISTRIBUTING & LEASING CO	1217 Indiana	1926	\$15,751.00	\$16,788.00	\$32,539.00		\$32,539.00
374	159238	(0030-100)	0.11	GARCIA JOE	1301 Indiana	0	\$1,189.00	\$0.00	\$1,189.00		\$1,189.00
375	105526	(100-01)	0.27	GARCIA JOE	1305 Indiana	0	\$2,950.00	\$0.00	\$2,950.00		\$2,950.00
376	159227	(0030-089)	1.00	IRBY TOMMY DON & DONNA L IRBY	601 12th	1950	\$21,784.00	\$62,046.00	\$83,830.00		\$83,830.00
377	159392	(0020-862)	0.55	LONE STAR RENTALS AS TEXAS PARTNERSHIP	1110 Ohio	0	\$12,001.00	\$5,539.00	\$17,540.00		\$17,540.00
378	159391	(0020-860)	0.17	BERARDI TIMOTHY G	1108 Ohio	1959	\$3,751.00	\$8,756.00	\$12,507.00		\$12,507.00
379	159390	(0020-859)	0.24	BERARDI TIMOTHY G	1104 Ohio	1950	\$5,249.00	\$9,171.00	\$14,420.00		\$14,420.00
380	159389	(0020-858)	0.08	ANDERSON'S RADIATOR SHOP INC	605 11th	1945	\$1,749.00	\$12,070.00	\$13,819.00		\$13,819.00
381	159388	(0020-857)	0.16	ANDERSON'S RADIATOR SHOP INC	1100 Ohio	1986	\$3,500.00	\$35,873.00	\$39,373.00		\$39,373.00
382	159426	(0020-734)	0.34	WICHITA FALLS CITY OF	918 Ohio	0	\$7,501.00	\$13,133.00	\$20,634.00	EX-XV	\$0.00

# Wichita County Appraisal District - Certified 2014 Appraised Values – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	ACRES	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	YR BLT	LAND VALUE (2014)	BLDG VALUE (2014)	MARKET VALUE (2014)	EXEMPTIONS	WCAD TAXABLE VALUE (2014)
383	159425	(0020-733)	0.34	WICHITA FALLS CITY OF	910 Ohio	0	\$7,501.00	\$13,133.00	\$20,634.00	EX-XV	\$0.00
384	159424	(0020-732)	0.10	WICHITA FALLS CITY OF	908 Ohio	0	\$2,250.00	\$3,940.00	\$6,190.00	EX-XV	\$0.00
385	159423	(0020-731)	0.41	WICHITA FALLS CITY OF	900 Ohio	0	\$8,999.00	\$0.00	\$8,999.00	EX-XV	\$0.00
386	159539	(0020-699)	0.34	WICHITA FALLS CITY OF	820 Ohio	0	\$7,501.00	\$7,478.00	\$14,979.00		\$14,979.00
387	159538	(0020-698)	0.17	DAYBREAK COMMUNITY SERVICES INC	816 Ohio	0	\$3,751.00	\$5,584.00	\$9,335.00		\$9,335.00
388	159537	(0020-697)	0.17	WICHITA TOWER INC	814 Ohio	0	\$3,751.00	\$5,584.00	\$9,335.00		\$9,335.00
389	159536	(0020-696)	0.17	WICHITA TOWER INC	810 Ohio	0	\$3,751.00	\$6,566.00	\$10,317.00		\$10,317.00
390	159532	(0020-692)	0.16	608 EIGHTH STREET ENTERPRISES LLC	611 8th	1915	\$3,500.00	\$125,429.00	\$128,929.00		\$128,929.00
391	159533	(0020-693)	0.18	DWFD ZALES BLDG VISION LLC	800 Ohio	1915	\$4,000.00	\$17,358.00	\$21,358.00		\$21,358.00
392	159674	(0020-517)	1.03	HISTORIC HOLT HOTEL LLC	600 8th	1914	\$22,477.00	\$1,594,523.00	\$1,617,000.00		\$1,617,000.00
393	159661	(0020-505)	0.11	BOERMA KEVIN L & MELUSSA A BOERMA	609 7th	1901	\$2,500.00	\$36,500.00	\$39,000.00		\$39,000.00
394	159662	(0020-506)	0.06	STRICKLAND L K	607 7th	1940	\$1,250.00	\$13,151.00	\$14,401.00		\$14,401.00
395	159711	(0020-393)	0.04	UNITED LAND HOLDINGS LTD	612 7th	1916	\$900.00	\$17,929.00	\$18,829.00		\$18,829.00
396	159714	(0020-397)	0.02	WICHITA FALLS CITY OF TRUSTEE	610 7th	0	\$451.00	\$0.00	\$451.00	EX-XV	\$0.00
397	159712	(0020-394)	0.07	BOYLAN COOPER A	608 7th	1921	\$1,424.00	\$12,859.00	\$14,283.00		\$14,283.00
398	159713	(0020-395)	0.06	CONFIDENTIAL OWNER	600 7th	1965	\$1,250.00	\$30,088.00	\$31,338.00		\$31,338.00
399	159710	(0020-392)	0.16	EASTERN TREASURES LLC	620 Ohio	1919	\$3,476.00	\$38,753.00	\$42,229.00		\$42,229.00
400	159709	(0020-391)	0.09	HARDY BRENDA	618 Ohio	1913	\$1,875.00	\$10,672.00	\$12,547.00		\$12,547.00
401	159708	(0020-390)	0.09	HARDY BRENDA	616 Ohio	1913	\$1,875.00	\$10,672.00	\$12,547.00		\$12,547.00
402	159707	(0020-389)	0.17	LIM JOSEPH D	612 Ohio	1919	\$3,751.00	\$61,122.00	\$64,873.00		\$64,873.00
403	159706	(0020-388)	0.03	WEKSLER INVESTMENT CORP	604 Ohio	0	\$625.00	\$0.00	\$625.00		\$625.00
404	159705	(0020-387)	0.49	WEKSLER INVESTMENT CORP	600 Ohio	1910	\$10,624.00	\$62,232.00	\$72,856.00		\$72,856.00
405	159894	(0020-260)	0.17	PETTY CHARLES	600 6th	1914	\$3,751.00	\$42,785.00	\$46,536.00		\$46,536.00
406	159893	(0020-259)	0.17	PETTY CHARLES	522 Ohio	1909	\$3,751.00	\$17,625.00	\$21,376.00		\$21,376.00
407	159892	(0020-258)	0.17	VILLALOBOS ALFRED JR	518 Ohio	1925	\$3,700.00	\$24,551.00	\$28,251.00		\$28,251.00
408	159891	(0020-257)	0.17	POWELL RICKY D	506 Ohio	1953	\$3,801.00	\$41,739.00	\$45,540.00		\$45,540.00
409	159890	(0020-255)	0.52	MEHAN GARY AUTO PARTS INC	502 Ohio	0	\$4,200.00	\$0.00	\$4,200.00		\$4,200.00
410	159927	(0020-143)	0.14	ROMOSER BRUCE ETUX LINDA	414 Ohio	1916	\$2,999.00	\$18,529.00	\$21,528.00		\$21,528.00
411	159926	(0020-142)	0.21	ROMOSER BRUCE ETUX LINDA	412 Ohio	1932	\$4,500.00	\$5,868.00	\$10,368.00		\$10,368.00
412	159925	(0020-141)	0.17	ROMOSER BRUCE ETUX LINDA	410 Ohio	0	\$3,751.00	\$0.00	\$3,751.00		\$3,751.00
413	159924	(0020-140)	0.17	SERNA LUIS A	408 Ohio	0	\$3,751.00	\$0.00	\$3,751.00		\$2,466.00
414	159923	(0020-139)	0.17	SERNA LUIS A	404 Ohio	0	\$3,751.00	\$0.00	\$3,751.00		\$2,466.00
415	159922	(0020-138)	0.34	RAMIREZ CLAUDIO JR	400 Ohio	1939	\$7,501.00	\$6,636.00	\$14,137.00		\$14,137.00
416	160070	(0010-884)	1.21	SOUTHERN FOODS GROUP LP	312 Ohio	1980	\$13,125.00	\$22,168.00	\$35,293.00		\$35,293.00
417	160122	(0010-775)	0.26	GARZA RICHARD & MARY KATHLEEN GARZA	212 Ohio	0	\$2,813.00	\$0.00	\$2,813.00		\$2,813.00
418	160121	(0010-774)	0.17	GARZA RICHARD & MARY KATHLEEN GARZA	210 Ohio	1945	\$1,875.00	\$9,454.00	\$11,329.00		\$11,329.00
419	160119	(0010-772)	0.43	GARZA RICHARD & MARY KATHLEEN GARZA	208 Ohio	1925	\$4,687.00	\$3,919.00	\$8,606.00		\$8,606.00
420	160262	(0010-771)	0.33	COTTERLY GERALD E	200 Ohio	1989	\$3,594.00	\$18,799.00	\$22,393.00		\$22,393.00
421	160312	(0010-658)	0.22	WICHITA FALLS CITY OF TRUSTEE	601 Front	0	\$2,344.00	\$0.00	\$2,344.00	EX-XV	\$0.00
422	100003	(0010-004)	4.07	WICHITA FALLS STREAMS & VALLEYS INC	400 Bridge	1917	\$17,729.00	\$269,645.00	\$287,374.00	EX-XV	\$0.00
423	105767	(002-01)	0.94	WICHITA FALLS CITY OF	100 Bridge	0	\$470.00	\$0.00	\$470.00	EX-XV	\$0.00
424	100001	(0010-002)	0.92	CECIL MICHAEL WAYNE	526 Front	1953	\$4,000.00	\$20,040.00	\$24,040.00		\$24,040.00
425	100002	(0010-003)	0.54	ALBUS DOUGLAS ETUX ANNA MARIE	529 Front	1985	\$2,370.00	\$25,481.00	\$27,851.00		\$27,851.00
426	159888	(0020-252)	0.43	WICHITA FALLS CITY OF TRUSTEE	522 6th	0	\$9,374.00	\$0.00	\$9,374.00	EX-XV	\$0.00
427	159889	(0020-253)	0.09	WICHITA FALLS CITY OF TRUSTEE	500 6th	0	\$938.00	\$0.00	\$938.00	EX-XV	\$0.00
428	159732	(0020-417)	0.17	GORDON ROBERT B ETUX BRIGIDA	601 Ohio	1921	\$3,751.00	\$86,169.00	\$89,920.00	Dv1, HS	\$84,920.00
429	159731	(0020-416)	0.09	VALADEZ BEN JR (L/E)	605 Ohio	1915	\$1,875.00	\$5,389.00	\$7,264.00		\$7,264.00
430	159730	(0020-414)	0.60	WALSER BRIAN K ETUX ELIZABETH D	617 Ohio	1909	\$13,125.00	\$118,579.00	\$131,704.00		\$131,704.00

# Wichita County Appraisal District - Certified 2014 Appraised Values – TIF #4

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431	159729	(0020-412)	0.10	GRAHAM R C INC	623 Ohio	0	\$2,211.00	\$1,734.00	\$3,945.00		\$3,945.00
432	159728	(0020-411)	0.25	GRAHAM R C INC	534 7th	1923	\$5,375.00	\$322,625.00	\$328,000.00		\$328,000.00
433	159727	(0020-410)	0.64	GROVES MARVIN L	504 7th	1919	\$6,970.00	\$57,860.00	\$64,830.00		\$64,830.00
434	159644	(0020-487)	0.11	MARKS MICHEL, LILA SMITH, ROSE MARCUS	503 7th	0	\$1,250.00	\$0.00	\$1,250.00		\$1,250.00
435	159643	(0020-486)	0.06	LITLLEST SKYSCRAPER LLC	507 7th	0	\$625.00	\$0.00	\$625.00		\$625.00
436	159642	(0020-485)	0.08	LITLLEST SKYSCRAPER LLC	509 7th	0	\$832.00	\$0.00	\$832.00		\$832.00
437	159641	(0020-484)	0.04	LITLLEST SKYSCRAPER LLC	511 7th	1906	\$416.00	\$62,301.00	\$62,717.00		\$62,717.00
438	159659	(0020-503)	0.52	TRAJAN LLC	701 Ohio	1955	\$11,249.00	\$55,335.00	\$66,584.00		\$66,584.00
439	159652	(0020-496)	0.26	VECTRA VENTURE LLC	717 Ohio	1958	\$5,626.00	\$43,237.00	\$48,863.00		\$48,863.00
440	159646	(0020-490)	0.43	WICHITA FALLS CITY OF	725 Ohio	1981	\$9,375.00	\$145,958.00	\$155,333.00	EX-XV	\$0.00
441	159645	(0020-489)	0.57	CARGAL MARY V	500 8th	1909	\$6,250.00	\$106,561.00	\$112,811.00		\$112,811.00
442	159406	(716-02)	1.21	WICHITA FALLS CITY OF	501 8th	0	\$13,175.00	\$17,802.00	\$30,977.00	EX-XV	\$0.00
443	159405	(0020-715)	0.06	JMWJR PROPERTIES LLC	503 8th	1909	\$675.00	\$199,227.00	\$199,902.00		\$199,902.00
444	159416	(0020-725)	0.10	JMWJR PROPERTIES LLC	505 8th	0	\$2,250.00	\$2,615.00	\$4,865.00		\$4,865.00
445	159417	(0020-726)	0.03	WICHITA FALLS CITY OF	507 8th	0	\$749.00	\$0.00	\$749.00	EX-XV	\$0.00
446	159415	(0020-724)	0.10	WICHITA COUNTY HERITAGE SOCIETY	801 Ohio	1909	\$2,250.00	\$56,372.00	\$58,622.00	EX-XV	\$0.00
447	159414	(0020-723)	0.05	WICHITA COUNTY HERITAGE SOCIETY	805 Ohio	0	\$1,126.00	\$0.00	\$1,126.00		\$1,126.00
448	159413	(0020-722)	0.05	WICHITA COUNTY HERITAGE SOCIETY	807 Ohio	0	\$1,126.00	\$0.00	\$1,126.00	EX-XV	\$0.00
449	159412	(0020-721)	0.17	MOSHER STEVEN	809 Ohio	1909	\$3,751.00	\$34,097.00	\$37,848.00		\$37,848.00
450	159411	(0020-719)	0.17	CLAY DIANE T	815 Ohio	1977	\$3,751.00	\$53,886.00	\$57,637.00		\$57,637.00
451	159410	(0020-718)	0.17	BRANCH ENTERPRISES LLC	817 Ohio	1915	\$3,751.00	\$63,036.00	\$66,787.00		\$66,787.00
452	159409	(717-01)	0.17	WICHITA FALLS CITY OF	823 Ohio	0	\$3,751.00	\$6,566.00	\$10,317.00	EX-XV	\$0.00
453	159408	(0020-717)	0.17	WICHITA FALLS CITY OF	825 Ohio	0	\$3,751.00	\$6,566.00	\$10,317.00	EX-XV	\$0.00
454	159421	(0020-729)	1.21	WILSON HERMAN & GREGORY R WILSON	500 10th	1968	\$6,563.00	\$56,748.00	\$63,311.00		\$63,311.00
455	159422	(0020-730)	1.21	BKW PROPERTIES LLC	901 Ohio	1923	\$26,249.00	\$91,970.00	\$118,219.00		\$118,219.00
456	159383	(0020-850)	0.26	SOELL J ERWIN	1009 Ohio	1919	\$5,750.00	\$28,026.00	\$33,776.00		\$33,776.00
457	159382	(0020-849)	0.48	MILLER JAMES	1015 Ohio	1949	\$10,500.00	\$24,929.00	\$35,429.00		\$35,429.00
458	106011	(856-01)	0.24	WICHITA PIPE & SUPPLY CO INC	1011 Ohio	0	\$5,249.00	\$0.00	\$5,249.00		\$5,249.00
459	159387	(0020-856)	0.17	WICHITA PIPE & SUPPLY CO INC	1101 Ohio	1929	\$3,751.00	\$137,835.00	\$141,586.00		\$141,586.00
460	159386	(0020-855)	0.31	LONE STAR RENTALS AS TEXAS PARTNERSHIP	1103 Ohio	1953	\$6,750.00	\$25,876.00	\$32,626.00		\$32,626.00
461	159385	(0020-854)	0.72	IRBY TOMMY DON & DONNA L IRBY	1105 Ohio	0	\$15,749.00	\$3,704.00	\$19,453.00		\$19,453.00
462	159237	(098-01)	0.23	IRBY TOMMY DON & DONNA L IRBY	1201 Ohio	0	\$2,557.00	\$202.00	\$2,759.00		\$2,759.00
463	159384	(0020-853)	1.18	LONE STAR RENTALS AS TEXAS PARTNERSHIP	502 12th	1982	\$12,844.00	\$51,079.00	\$63,923.00		\$63,923.00
464	147052	(1250-036)	0.06	HORWITZ GERALDINE FAYE ET AL	201 N Mill	0	\$333.00	\$0.00	\$333.00		\$333.00
465	147053	(1250-037)	0.17	ARCO TV RENTAL & SALES INC	203 N Mill	1940	\$899.00	\$5,981.00	\$6,880.00		\$6,880.00
466	147060	(1250-048)	0.03	STATE OF TEXAS (ROW)	208 Lake	0	\$31.00	\$0.00	\$31.00	EX-XV	\$0.00
467	147059	(1250-047)	0.03	STATE OF TEXAS (ROW)	208 Lake	0	\$38.00	\$0.00	\$38.00	EX-XV	\$0.00
468	147058	(1250-046)	0.07	STATE OF TEXAS (ROW)	208 Lake	0	\$75.00	\$0.00	\$75.00	EX-XV	\$0.00
469	147054	(1250-041)	0.13	PERKINS-PROTHRO FDN	313 N Mill	0	\$144.00	\$0.00	\$144.00		\$144.00
470	147055	(1250-042)	0.13	WICHITA FALLS CITY OF	315 N Mill	0	\$144.00	\$0.00	\$144.00	EX-XV	\$0.00
471	147057	(1250-044)	0.06	WICHITA FALLS CITY OF	317 N Mill	0	\$63.00	\$0.00	\$63.00	EX-XV	\$0.00
472	147056	(1250-043)	0.03	WICHITA FALLS CITY OF	319 N Mill	0	\$35.00	\$0.00	\$35.00	EX-XV	\$0.00
473	159639	(0020-476)	1.21	SALVATION ARMY	403 7th	1965	\$10,500.00	\$963,209.00	\$973,709.00	EX-XV	\$0.00
474	159738	(0020-427)	1.65	MOTE A V ETUX FRANCES	406 6th	1942	\$7,200.00	\$14,423.00	\$21,623.00		\$21,623.00
475	159887	(250-02)	0.17	FIRST CAPITAL BANK	501 Michigan	0	\$750.00	\$4,378.00	\$5,128.00		\$5,128.00
476	159883	(0020-248)	0.06	WICHITA FALLS CITY OF TRUSTEE	404 6th	0	\$277.00	\$0.00	\$277.00	EX-XV	\$0.00
477	159882	(0020-247)	0.19	PALACIOS EDWARD	512 Lee	1930	\$674.00	\$7,848.00	\$8,522.00		\$8,522.00
478	159881	(0020-246)	0.27	PALACIOS EDWARD	508 Lee	1945	\$775.00	\$14,725.00	\$15,500.00		\$15,500.00

Wichita County Appraisal District - Certified 2014 Appraised Values – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	ACRES	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	YR BLT	LAND VALUE (2014)	BLDG VALUE (2014)	MARKET VALUE (2014)	EXEMPTIONS	WCAD TAXABLE VALUE (2014)
479	159880	(0020-245)	0.17	MORRIS VAN LINES INC	506 Lee	0	\$500.00	\$0.00	\$500.00		\$500.00
480	159877	(0020-242)	0.52	FIRST CAPITAL BANK	500 Lee	1955	\$1,500.00	\$6,153.00	\$7,653.00		\$7,653.00
481	159935	(0020-152)	0.19	FIRST CAPITAL BANK	400 5th	1977	\$540.00	\$19,100.00	\$19,640.00		\$19,640.00
482	159934	(0020-151)	0.32	ALANIZ JOSE ETUX BEATRICE	410 Lee	1915	\$920.00	\$50,961.00	\$51,881.00	HS, Ovr65	\$33,881.00
483	159932	(0020-149)	0.17	SAYOUN SUSAN RAE	406 Lee	0	\$500.00	\$0.00	\$500.00		\$500.00
484	159931	(0020-148)	0.17	WICHITA FALLS CITY OF TRUSTEE	404 Lee	0	\$500.00	\$0.00	\$500.00		\$0.00
485	159930	(0020-147)	0.17	GREEN JAMES E	402 Lee	1945	\$500.00	\$5,842.00	\$6,342.00		\$6,342.00
486	159951	(0020-168)	0.17	FLORES JUAN N SR & ROSALINDA S FLORES	403 Lee	1930	\$500.00	\$13,673.00	\$14,173.00		\$14,173.00
487	159950	(0020-167)	0.26	SILVA RAYMOND SR (L/E)	405 Lee	1930	\$750.00	\$42,658.00	\$43,408.00	HS, Ovr65	\$25,408.00
488	159949	(0020-166)	0.26	IBARRA ANGELINA SILVA	409 Lee	2001	\$750.00	\$24,795.00	\$25,545.00		\$25,545.00
489	159948	(0020-164)	0.34	MT CALVARY METHODIST	411 Lee	0	\$1,000.00	\$0.00	\$1,000.00	EX-XV	\$0.00
490	159876	(0020-241)	0.17	VENEGAS GREGORIO ETUX JUANITA	501 Lee	1901	\$500.00	\$13,694.00	\$14,194.00		\$14,194.00
491	159875	(0020-240)	0.17	CARRERA AMELIA TALAVERA	503 Lee	1901	\$500.00	\$34,663.00	\$28,339.00	HS, Ovr65	\$10,339.00
492	160127	(0010-780)	1.21	NORTH CENTRAL TEXAS COMMUNITY HEALTH CARE CENTER	206 Michigan	1959	\$5,250.00	\$5,715.00	\$10,965.00	EX-XV	\$0.00
493	160309	(0010-654)	0.69	GARCIA PROPERTIES & MANAGEMENT LLC	106 Michigan	1948	\$3,010.00	\$16,741.00	\$19,751.00		\$19,751.00
494	160310	(0010-655)	0.60	COX JIMMY C	501 Front	1987	\$2,625.00	\$4,041.00	\$6,666.00		\$6,666.00
495	160305	(0010-650)	0.26	MORRIS JIM	423 Front	1939	\$750.00	\$4,024.00	\$4,774.00		\$4,774.00
496	160304	(0010-649)	0.26	DAVIS VELDA	417 Front	1964	\$750.00	\$4,445.00	\$5,195.00		\$5,195.00
497	160306	(0010-651)	0.34	PERRY CLARENCE JR	107 Michigan	1939	\$1,000.00	\$36,799.00	\$37,799.00		\$19,799.00
498	160307	(0010-652)	0.17	WICHITA FALLS CITY OF TRUSTEE	109 Michigan	0	\$500.00	\$0.00	\$500.00	EX-XV	\$0.00
499	160308	(653-01)	0.17	WEST IVORY	406 2nd	1961	\$500.00	\$13,831.00	\$14,331.00	HS, Ovr65	\$14,331.00
500	227407	(0010-641)	0.43	NORTH CENTRAL TEXAS COMMUNITY HEALTH CARE CENTER	400 2nd	0	\$1,875.00	\$80,927.00	\$82,802.00	EX-XV	\$0.00
501	160298	(0010-643)	0.17	ESPINO ROSENDO & AGUSTIN ESPINO	108 Lee	1939	\$500.00	\$11,447.00	\$11,947.00	HS	\$11,947.00
502	160299	(0010-644)	0.09	DELGADILLO ALEJANDRO FLORES	106 Lee	1925	\$250.00	\$4,030.00	\$4,280.00		\$4,280.00
503	160303	(0010-648)	0.26	SOTO MANUEL	407 Front	1961	\$750.00	\$37,259.00	\$38,009.00		\$38,009.00
504	160301	(0010-646)	0.17	SOTO MANUEL	403 Front	1960	\$500.00	\$4,174.00	\$4,674.00		\$4,674.00
505	160300	(0010-645)	0.17	SOTO MANUEL	401 Front	0	\$500.00	\$0.00	\$500.00		\$500.00
506	160291	(0010-635)	0.09	CANALES MAURO	107 Lee	1946	\$319.00	\$2,161.00	\$2,480.00		\$2,480.00
507	160288	(0010-633)	0.17	MOSES THOMAS	317 Front	1927	\$500.00	\$39,798.00	\$39,806.00	HS, Ovr65	\$21,806.00
508	160290	(0010-634)	0.09	MOSES THOMAS ETUX LAURA JEAN	105 Lee	0	\$319.00	\$0.00	\$319.00		\$319.00
509	160293	(0010-637)	0.17	TREVINO ANTONIO	101 Lee	1940	\$750.00	\$13,663.00	\$14,413.00		\$14,413.00
510	138572	(2360-025)	0.17	MOLINA ROBERT JR ETUX SENAIDA	322 Front	1943	\$750.00	\$52,820.00	\$53,570.00	HS, Ovr65	\$35,570.00
511	106010	(001-01)	4.00	WICHITA FALLS CITY OF	400 Front	0	\$17,424.00	\$9,167.00	\$26,591.00	EX-XV	\$0.00
512	105631	(017-01)	0.20	WICHITA FALLS CITY OF	426 Front	0	\$400.00	\$0.00	\$400.00	EX-XV	\$0.00
513	138564	(2360-017)	0.78	FIRST NATIONAL BANK OF WICHITA FALLS	426 Front	1950	\$5,916.00	\$45,144.00	\$51,060.00		\$51,060.00
514	138559	(2360-012)	0.14	FIRST NATIONAL BANK OF WICHITA FALLS	29 Bridge	0	\$2,500.00	\$578.00	\$3,078.00		\$3,078.00
515	138560	(2360-013)	0.22	FIRST NATIONAL BANK OF WICHITA FALLS	27 Bridge	0	\$3,750.00	\$866.00	\$4,616.00		\$4,616.00
516	107287	(014-01)	0.07	LOVETT JOEY	25 Bridge	0	\$937.00	\$166.00	\$1,103.00		\$1,103.00
517	138562	(2360-015)	0.50	LOVETT JOHN HENRY	17 Bridge	1980	\$6,563.00	\$14,714.00	\$21,277.00		\$21,277.00
518	138563	(2360-016)	0.33	WICHITA FALLS CITY OF	9 Bridge	0	\$1,437.00	\$0.00	\$1,437.00	EX-XV	\$0.00
519	138554	(2360-007)	0.19	WICHITA FALLS CITY OF	503 Wichita	0	\$1,272.00	\$0.00	\$1,272.00	EX-XV	\$0.00
520	138555	(2360-008)	0.07	WICHITA FALLS CITY OF	501 Wichita	0	\$450.00	\$0.00	\$450.00	EX-XV	\$0.00
521	138556	(2360-009)	0.09	WICHITA FALLS CITY OF	501 Wichita	0	\$600.00	\$0.00	\$600.00		\$600.00
522	138557	(2360-010)	0.05	WICHITA FALLS CITY OF TRUSTEE	415 Wichita	0	\$300.00	\$0.00	\$300.00	EX-XV	\$0.00
523	138558	(2360-011)	0.02	TXU ELECTRIC DELIVERY CO	413 Wichita	0	\$120.00	\$0.00	\$120.00		\$120.00
524	100000	(0010-001)	0.97	WICHITA FALLS CITY OF	405 Wichita	1970	\$4,225.00	\$3,026.00	\$7,251.00	EX-XV	\$0.00
525	160478	(0010-526)	0.52	VILLARREAL MARIA G ETUIR ROGELIO L	400 Wichita	1919	\$4,500.00	\$53,400.00	\$41,633.00	HS	\$41,633.00
526	160335	(0010-530)	0.67	PETERSON LEE ROY	412 N MLK Jr	1963	\$11,599.00	\$12,999.00	\$24,598.00		\$24,598.00

Wichita County Appraisal District - Certified 2014 Appraised Values – TIF #4

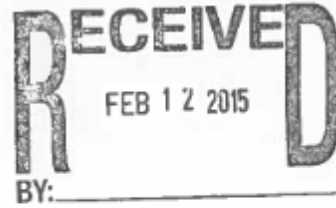
TIF4 CWF ID	PARCEL ID	ACCOUNT	ACRES	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	YR BLT	LAND VALUE (2014)	BLDG VALUE (2014)	MARKET VALUE (2014)	EXEMPTIONS	WCAD TAXABLE VALUE (2014)
527	160477	(0010-523)	0.09	VILLARREAL MARIA G ET VIR ROGELIO L	404 Wichita	0	\$500.00	\$0.00	\$500.00		\$500.00
528	160476	(0010-522)	0.77	WICHITA COUNTY	401 Wichita	1970	\$3,375.00	\$323,911.00	\$327,286.00	EX-XV	\$0.00
529	160475	(0010-519)	0.52	BURN MICHAEL S	413 Burkburnett	1915	\$4,500.00	\$20,731.00	\$25,231.00		\$25,231.00
530	160338	(0010-535)	0.69	LAVERY PATRICIA LOUISE	412 Burkburnett	1925	\$6,000.00	\$10,096.00	\$16,096.00		\$16,096.00
531	160337	(0010-534)	0.29	WICHITA FALLS STREAMS & VALLEYS INC	400 Burkburnett	1985	\$1,260.00	\$26,395.00	\$27,655.00	EX-XV	\$0.00
532	104921	(534-01)	0.23	CHRISTIE ROBY ETUX RENEE	502 Wichita	1933	\$990.00	\$26,772.00	\$27,762.00		\$27,762.00
533	158623	(790-01)	40.11	BURLINGTON NORTHERN & SANTA FE RAILROAD CO	Wichita County	0	\$25,580,313.00	\$0.00	\$2,904,479.00	RR partial value of total tax	\$2,904,479.00
<b>TOTALS</b>			<b>246.41</b>				<b>\$33,195,175.00</b>	<b>\$67,872,027.00</b>	<b>\$78,367,737.00</b>		<b>\$36,917,954.00</b>

## Appendix F-3

### Certification from the Wichita County Tax Assessor's Office



TOMMY SMYTH  
ASSESSOR AND COLLECTOR OF TAXES  
WICHITA COUNTY



February 4, 2015  
Planning Division City of Wichita Falls  
P.O. Box 1431  
Wichita Falls, Texas 76307

Karen Montgomery,

This letter serves to certify that the 2014 tax amounts on the attached Proposed TIF Zone #4 report is true and correct.

Certified this 4<sup>th</sup> day of February 2015 by  Tax Assessor/Collector Wichita County



Sixth and Scott POB 1471 Wichita Falls, Texas 76307-1471 (940)766-8200

Wichita County Tax Assessor and Collector's Office - Certified 2014 Tax Amounts – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	TOTAL TAXES 2014	COUNTY & CITY TAX PORTION
1	159782	(308-02)	HUDSON REALTY VENTURE	1007 5th	\$6,344.70	\$3,213.22
2	159778	(0020-305)	KEMPER SCOTTY	1010 6th	\$1,143.84	\$579.29
3	159827	(0020-364)	1008 SEVENTH LLC	601 Austin	\$140.18	\$70.99
4	159826	(0020-363)	1008 SEVENTH LLC	603 Austin	\$140.18	\$70.99
5	159825	(0020-362)	1008 SEVENTH LLC	605 Austin	\$369.83	\$187.30
6	159824	(0020-359)	1008 SEVENTH LLC	1008 7th	\$2,593.37	\$1,313.39
7	159587	(0020-583)	1008 SEVENTH LLC	701 Austin	\$881.89	\$446.63
8	159494	(0020-644)	GENESIS PLACE THE	807 Austin	Exempt	Exempt
9	159493	(0020-643)	Y M C A	1010 9th	Exempt	Exempt
10	159464	(0020-773)	WICHITA FALLS METROPOLITAN YMCA	903 Austin	Exempt	Exempt
11	159463	(0020-772)	WICHITA FALLS METROPOLITAN YMCA	907 Austin	Exempt	Exempt
12	159462	(0020-771)	COOKE VIDA & ROY STEVENS DBA S & C PROPERTIES	909 Austin	\$716.33	\$362.78
13	159461	(0020-770)	AMMONS JAMES B ETUX LINDA R	1010 10th	\$1,251.69	\$633.91
14	159460	(0020-769)	MARCHMAN II	1006 10th	\$597.63	\$302.36
15	159359	(0020-818)	FIRST UNITED METHODIST CHURCH OF WF INC	1006 11th	Exempt	Exempt
16	159289	(0030-004)	LOYD ELDRON A ETUX MINDY V	1011 11th	\$84.53	\$42.81
17	159290	(0030-005)	INHERITANCE ADOPTIONS	1009 11th	\$78.88	\$39.95
18	159291	(0030-006)	INHERITANCE ADOPTIONS	1007 11th	Exempt	Exempt
19	159288	(0030-003)	LOYD ELDRON A ETUX MINDY V	1105 Austin	\$1,494.76	\$784.01
20	159287	(0030-002)	LOYD ELDRON	1107 Austin	\$60.36	\$30.57
21	159285	(0020-900)	LOYD ELDRON	1109 Austin	\$65.70	\$33.27
22	159286	(0030-001)	LOYD ELDRON	1006 12th	\$12.16	\$6.16
23	143191	(1750-018)	STATE OF TEXAS	1006 Kell	Exempt	Exempt
24	143190	(1750-017)	GILLEM JACK B ETUX CHERYL L	1606 Travis	\$206.76	\$104.71
25	143189	(1750-016)	JUNES ALFONSO	1604 Travis	\$124.91	\$124.91
26	143188	(1750-015)	STERLING MILDRED	1602 Travis	\$208.49	\$105.59
27	143187	(1750-014)	BROWNING JEFF	1600 Travis	\$3,210.26	\$1,625.01
28	159074	(0030-239)	OTT DENNIS B & BECKY M OTT	1004 16th	\$53.35	\$53.35
29	159073	(0030-238)	RANGEL RUBEN A & JUANA A RANGEL	1510 Travis	\$405.81	\$205.52
30	159072	(0030-237)	SMITH ALLEN LEE	1508 Travis	\$330.83	\$167.55
31	159071	(0030-236)	MONTELLANO GUADALUPE JR	1506 Travis	\$553.76	\$280.45
32	159070	(0030-235)	ROBERTSON RICHARD	1502 Travis	\$204.85	\$103.74
33	159069	(0030-234)	GILL JAMES ALBERT JR & ELLA MAY GILL	1003 15th	Exempt	Exempt
34	159068	(0030-233)	ZOLLI COFFER JOHN W	1500 Travis	\$98.98	\$98.98
35	159176	(0030-188)	HAAS GARY L	1410 Travis	\$120.71	\$61.13
36	159174	(0030-186)	WICHITA COCA COLA	1406 Travis	\$3,187.95	\$1,614.51
37	159173	(0030-185)	PFEIL MARY FAYE	1404 Travis	\$491.25	\$248.79
38	159172	(0030-184)	MCCOY MARCIA ANN & DAVID W	1402 Travis	\$77.64	\$39.32
39	227388	(0030-183)	MCCOY MARCIA ANN	1400 Travis	\$133.60	\$67.66
40	159282	(0020-897)	POPEJOY ANN	1106 Travis	\$9,933.54	\$5,030.76
41	159281	(0020-896)	LONCAR BRIAN PC	1104 Travis	\$1,773.31	\$898.08
42	159280	(0020-895)	MURRAY DAVID D	1102 Travis	\$120.71	\$61.13
43	159279	(0020-894)	MURRAY DAVID D	1100 Travis	\$1,724.73	\$873.48
44	159459	(0020-768)	FIRST UNITED METHODIST CHURCH OF WF INC	1000 10th	Exempt	Exempt
45	159457	(0020-766)	NORTEX 911 COMMUNICATIONS DISTRICT	906 Travis	Exempt	Exempt
46	159456	(0020-765)	BSP PROPERTIES L C	1005 9th	\$5,643.29	\$2,858.00

Wichita County Tax Assessor and Collector's Office - Certified 2014 Tax Amounts – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	TOTAL TAXES 2014	COUNTY & CITY TAX PORTION
47	159492	(0020-642)	MILES CATHERINE MARIE & JON DAVID MILES	820 Travis	\$2,009.97	\$1,017.93
48	159491	(0020-641)	FELIX AARON	816 Travis	\$775.67	\$392.83
49	159490	(0020-640)	RED RIVER VALLEY SQUARE & ROUND DANCE ASSOC	812 Travis	\$172.52	\$87.37
50	159489	(0020-639)	MCKENZIE O W	806 Travis	\$172.52	\$87.37
51	159488	(0020-638)	BSP PROPERTIES L C	804 Travis	\$762.53	\$386.18
52	159487	(0020-637)	MESSIAH BAPTIST CHURCH	800 Travis	Exempt	Exempt
53	159580	(0020-575)	WHITE T C & CO INC	708 Travis	\$1,034.04	\$523.68
54	159579	(0020-574)	TWO-B HOLDING CO LLC	706 Travis	\$375.58	\$190.21
55	159576	(0020-571)	1008 SEVENTH LLC	700 Travis	\$447.35	\$226.56
56	159822	(0020-358)	1008 SEVENTH LLC	1000 7th	\$1,521.91	\$770.76
57	159823	(358-01)	1008 SEVENTH LLC	610 Travis	\$337.59	\$170.97
58	159821	(0020-357)	1008 SEVENTH LLC	608 Travis	\$337.59	\$170.97
59	159820	(0020-356)	1008 SEVENTH LLC	606 Travis	\$1,400.67	\$709.36
60	159776	(0020-303)	SCHONENBERG PAUL M	1004 6th	\$84.44	\$42.76
61	159775	(0020-302)	SCHONENBERG PAUL M	512 Travis	\$514.89	\$260.76
62	159774	(0020-299)	WICHITA COUNTY	506 Travis	Exempt	Exempt
63	159771	(0020-296)	WICHITA FALLS CITY OF	500 Travis	Exempt	Exempt
64	159768	(0020-293)	WICHITA COUNTY	908 6th	Exempt	Exempt
65	159828	(0020-365)	WICHITA COUNTY	900 7th	Exempt	Exempt
66	159573	(0020-568)	GREEN MAXIE D	919 7th	\$1,297.40	\$657.06
67	159575	(0020-570)	GILLESPIE ANNE MARIE	913 7th	\$1,362.84	\$690.20
68	159571	(0020-566)	WHITE T C & CO INC	705 Travis	\$9,729.31	\$4,927.33
69	159570	(0020-565)	WHITE T C & CO INC	912 8th	\$894.90	\$453.21
70	159506	(0020-659)	WHITE T C & CO INC	801 Travis	\$580.18	\$293.83
71	159507	(0020-660)	WHITE T C & CO INC	913 8th	\$273.18	\$138.35
72	159505	(0020-658)	WHITE T C & CO INC	805 Travis	\$774.31	\$392.14
73	159504	(0020-657)	RAEKE REBECCA MICHELLE	823 Travis	\$1,580.67	\$800.52
74	159503	(0020-656)	GILLEM CHERYL L	916 9th	\$1,926.92	\$975.87
75	159502	(0020-655)	GILLEM CHERYL L	912 9th	\$714.98	\$362.10
76	159455	(0020-764)	LIGON JAY NEIL & TAMI LIGON	915 9th	\$3,964.91	\$2,008.00
77	102988	(763-01)	GRAHAM R C INC	907 Travis	\$6,967.88	\$3,528.83
78	159454	(0020-763)	FIRST UNITED METHODIST CHURCH OF WF INC	911 Travis	Exempt	Exempt
79	159367	(0020-826)	FIRST UNITED METHODIST CHURCH OF WF INC	1001 Travis	Exempt	Exempt
80	159278	(0020-893)	FIRST UNITED METHODIST CHURCH OF WF INC	1105 Travis	Exempt	Exempt
81	159273	(0020-887)	STYLES FLOYD	906 12th	\$3,104.03	\$1,572.01
82	159211	(0030-072)	MARANT INVESTMENTS INC	907 12th	\$329.61	\$166.93
83	159210	(0030-071)	GARZA EDDIE	1205 Travis	\$120.71	\$61.13
84	159209	(0030-070)	GARZA EDDIE JR	1207 Travis	\$152.49	\$77.23
85	159208	(0030-069)	GARZA EDDIE	1209 Travis	\$795.57	\$402.91
86	159246	(0030-113)	WICHITA FALLS CITY OF	1300 Lamar	Exempt	Exempt
87	159049	(0030-207)	WICHITA FALLS METROPOLITAN COMMUNITY CHURCH	1401 Travis	Exempt	Exempt
88	159048	(0030-206)	VECTRA VENTURE LLC	907 14th	\$1,284.34	\$650.44
89	159046	(0030-203)	WICHITA COCA COLA	1409 Travis	\$751.28	\$380.48
90	159066	(0030-226)	WICHITA COCA COLA	1512 Lamar	\$24,852.31	\$12,586.25
91	143184	(1750-010)	WICHITA COCA COLA	1603 Travis	\$143.75	\$72.80
92	143183	(1750-009)	WICHITA COCA COLA	1605 Travis	\$86.26	\$43.69
93	143068	(1750-063)	TEXOMA FREIGHT	905 17th	\$442.34	\$224.02
94	159045	(0030-202)	WILKINSON STEVE & KEITH MORTON	1412 Lamar	\$381.90	\$173.41



Wichita County Tax Assessor and Collector's Office - Certified 2014 Tax Amounts – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	TOTAL TAXES 2014	COUNTY & CITY TAX PORTION
95	159043	(0030-199)	MOORE LLOYD E	1404 Lamar	\$869.58	\$440.39
96	159042	(0030-198)	MOORE LLOYD E	1400 Lamar	\$1,754.68	\$888.64
97	159207	(0030-068)	HABITAT FOR HUMANITY OF WICHITA FALLS INC	1208 Lamar	Exempt	Exempt
98	159206	(0030-067)	HABITAT FOR HUMANITY OF WICHITA FALLS INC	1206 Lamar	Exempt	Exempt
99	159204	(0030-065)	MARANT INVESTMENTS INC	1200 Lamar	\$2,837.01	\$1,436.79
100	159272	(0020-886)	MOBILE PHONE OF TEXAS	1104 Lamar	\$4,485.01	\$2,271.40
101	337151	(886-01)	1100 LAMAR WF HOLDINGS LLC	1102 Lamar	\$413.94	\$209.64
102	159271	(0020-885)	1100 LAMAR WF HOLDINGS LLC	1100 Lamar	\$881.49	\$446.42
103	159366	(0020-825)	UNITED STATES POSTAL SERIVCE	1000 Lamar	Exempt	Exempt
104	159453	(0020-762)	TEXAS ENERGY HOLDINGS INC	918 Lamar	\$10,870.47	\$5,505.26
105	159452	(0020-761)	JDB PROPERTIES LLC	910 Lamar	\$3,765.47	\$1,906.99
106	159451	(0020-760)	NEHEMIAH ASSET MANAGEMENT GROUP LLC	904 Lamar	\$477.65	\$241.90
107	159449	(0020-758)	NEHEMIAH ASSET MANAGEMENT GROUP LLC	901 9th	\$2,894.75	\$2,005.54
108	227400	(0020-652)	CULLUM LONDON H JR ESTATE	808 Lamar	\$517.39	\$262.03
109	159500	(0020-651)	DAVID H WHITE & T C WHITE & CO INC	806 Lamar	\$548.57	\$277.82
110	159499	(0020-650)	WHITE T C & CO INC	804 Lamar	\$863.02	\$335.78
111	159498	(0020-648)	WHITE T C & CO INC	901 8th	\$2,708.11	\$1,371.50
112	159497	(0020-647)	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	909 8th	\$229.98	\$116.47
113	159569	(0020-564)	WHITE T C & CO INC	900 8th	\$29,732.35	\$15,057.71
114	159568	(0020-563)	WHITE T C & CO INC	718 Lamar	\$11,341.12	\$5,743.62
115	159567	(0020-562)	700 LAMAR LP	700 Lamar	\$6,481.83	\$3,282.67
116	159767	(0020-288)	WICHITA COUNTY	510 Lamar	Exempt	Exempt
117	159766	(0020-287)	WICHITA COUNTY	500 Lamar	Exempt	Exempt
118	160347	(0010-550)	M CLEVELAND VENTURES LLC	806 Wichita	\$1,628.73	\$824.85
119	138634	(2350-012)	ROCKING HB INC	313 N Lamar	\$37.94	\$19.21
120	138633	(2350-011)	MCCOY PATRICIA ANN JACOBS	807 Wichita	\$436.24	\$220.93
121	138632	(2350-010)	ROCKING HB INC	309 N Lamar	\$145.41	\$73.64
122	138631	(2350-009)	SIMMONS JAMES ALLEN	806 Warren	\$202.75	\$102.68
123	138630	(2350-008)	200 NO SCOTT ST INC	200 N Scott	\$4,117.07	\$2,085.06
124	159911	(0020-126)	KIWANIS TRUST FUND	403 Lamar	Exempt	Exempt
125	103562	(2444-004)	WICHITA FALLS CITY OF	00 5th	Exempt	Exempt
126	159764	(0020-275)	LC2 REALTY LLC	500 Scott	\$6,792.55	\$3,440.03
127	159765	(0020-284)	CRAMPTON LEE (L/E)	505 Lamar	\$1,908.99	\$966.79
128	159695	(0020-376)	811 SIXTH LC	811 6th	\$9,837.65	\$4,982.20
129	159691	(0020-372)	GREEN MAXIE D	820 7th	\$4,996.63	\$2,530.50
130	159566	(0020-561)	TWO-B HOLDING CO LLC	701 Lamar	\$4,714.26	\$2,387.50
131	159565	(0020-560)	TWO-B HOLDING CO LLC	705 Lamar	\$495.99	\$251.19
132	159564	(0020-559)	TWO-B HOLDING CO LLC	709 Lamar	\$1,780.30	\$901.62
133	159563	(558-03)	TWO-B HOLDING CO LLC	713 Lamar	\$2,870.28	\$1,453.63
134	159562	(0020-557)	FIRST LAMAR COMPANY	717 Lamar	\$317.90	\$161.00
135	159560	(0020-555)	BRIDWELL OIL COMPANY	810 8th	\$6,734.21	\$3,410.49
136	159561	(0020-556)	WILSON OFFICE SUPPLY	820 8th	\$4,674.93	\$2,367.58
137	159518	(0020-672)	WHITE T C & CO INC	813 8th	\$7,960.53	\$4,031.55
138	159519	(0020-673)	WHITE DAVID H & T C WHITE & CO INC	817 8th	\$3,798.68	\$1,923.81
139	159514	(0020-668)	SOUTHWESTERN BELL	815 9th	\$31,504.90	\$15,955.40
140	159448	(0020-757)	FIRST BANK	901 Lamar	\$8,983.29	\$4,549.51
141	159447	(0020-756)	MARCHMAN II LTD TX LP	925 Lamar	\$18,075.07	\$9,153.97
142	159368	(0020-827)	WICHITA STORAGE HOLDINGS LLC	1000 Scott	\$13,452.82	\$6,813.07

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TIF4 CWF ID	PARCEL ID	ACCOUNT	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	TOTAL TAXES 2014	COUNTY & CITY TAX PORTION
143	159270	(0020-884)	B F S RETAIL & COMMERCIAL OPERATIONS LLC	1101 Lamar	\$4,043.11	\$2,047.60
144	159269	(0020-883)	GRAGG MOTOR	1115 Lamar	\$801.28	\$405.80
145	159218	(0030-080)	COLLINS MOTOR COMPANY LLC	1201 Lamar	\$483.22	\$244.72
146	159216	(0030-078)	GAONA JENNIFER M	1205 Lamar	\$1,783.56	\$903.27
147	159215	(0030-076)	SCRIPPS ACQUISITION LP	806 13th	\$1,105.50	\$559.87
148	159245	(0030-112)	SCRIPPS ACQUISITION LP	1301 Lamar	\$21,458.83	\$10,867.55
149	159055	(0030-215)	BARNES MAINTENANCE SERVICES INC	1401 Lamar	\$1,125.24	\$569.87
150	159053	(0030-213)	P2 THE DEUCE LLC	1407 Lamar	\$189.72	\$96.08
151	159052	(0030-212)	DEWITT PATRICIA MCKEE	1409 Lamar	\$2,643.17	\$1,338.61
152	159064	(0030-224)	WENDEBORN KURT & ROBERT WHITELEY & TOM OBRIEN	1501 Lamar	\$1,417.77	\$718.02
153	159063	(0030-223)	WICHITA INVESTMENTS INC	1503 Lamar	\$479.04	\$242.61
154	159062	(0030-222)	WICHITA INVESTMENTS INC	1505 Lamar	\$1,788.72	\$905.88
155	159060	(0030-220)	WICHITA INVESTMENTS INC	1504 Scott	\$382.49	\$193.71
156	159061	(0030-221)	SAVAGE RICHARD D & TINA D SAVAGE	1500 Scott	\$1,324.59	\$670.83
157	159051	(210-01)	JUMA RIYAZ	1408 Scott	\$2,104.23	\$1,065.67
158	159050	(0030-208)	1400 SCOTT LLC	1400 Scott	\$5,680.08	\$2,876.63
159	159244	(0030-111)	SCRIPPS ACQUISITION LP	1310 Scott	\$603.21	\$305.49
160	159243	(0030-110)	SCRIPPS ACQUISITION LP	1300 Scott	\$2,753.40	\$1,394.44
161	159214	(0030-075)	COLLINS MOTOR COMPANY LLC	1204 Scott	\$1,806.77	\$915.02
162	159213	(0030-074)	COLLINS MOTOR COMPANY LLC	1202 Scott	\$641.91	\$325.09
163	159212	(0030-073)	COLLINS MOTOR COMPANY LLC	1200 Scott	\$1,018.28	\$515.70
164	159268	(0020-882)	WICHITA RESTAURANT & SUPPLY CO INC	1122 Scott	\$1,913.13	\$968.89
165	159267	(0020-881)	WICHITA RESTAURANT SUPPLY	1118 Scott	\$842.42	\$426.64
166	159266	(0020-880)	HAY JAMES E	1116 Scott	\$698.91	\$353.94
167	159265	(0020-879)	WARDELL RICKY R	1110 Scott	\$1,359.82	\$688.67
168	159264	(0020-878)	WARDELL RICKY R	1106 Scott	\$256.55	\$129.93
169	159263	(0020-877)	WARDELL RICKY R	1100 Scott	\$1,569.52	\$794.87
170	159446	(0020-754)	R C GRAHAM DEVELOPMENT LLC	916 Scott	\$2,855.19	\$1,445.99
171	159445	(0020-753)	SALLIS MURRAY W	912 Scott	\$1,216.50	\$616.09
172	159444	(0020-750)	R C GRAHAM DEVELOPMENT LLC	900 Scott	\$6,698.88	\$3,493.88
173	159513	(0020-666)	WACHSMAN RANDOLPH J	824 Scott	\$2,040.25	\$1,033.27
174	159512	(0020-665)	SOUTHWESTERN BELL	820 Scott	\$554.71	\$280.93
175	159511	(0020-664)	MORFORD MICHAEL T	816 Scott	\$1,328.84	\$713.22
176	159508	(0020-661)	WHITE DAVID H & T C WHITE & CO INC	807 8th	\$17,498.42	\$8,861.93
177	159509	(0020-662)	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	810 Scott	\$344.99	\$174.72
178	159559	(0020-554)	ARES MANAGEMENT & CONSULTING INC	726 Scott	\$3,129.13	\$1,584.72
179	159557	(0020-552)	ARES MANAGEMENT & CONSULTING INC	702 Scott	\$689.98	\$329.43
180	159556	(0020-551)	WHITE T C & CO INC	700 Scott	\$3,756.28	\$1,902.34
181	159689	(0020-370)	VECTRA VENTURE LLC	810 7th	\$807.36	\$408.88
182	159690	(0020-371)	GREEN BRENDA L	800 7th	\$1,122.40	\$568.43
183	159688	(0020-369)	PUCKETT FAMILY TRUST	620 Scott	\$1,565.15	\$792.66
184	159687	(0020-368)	STEPHENS FRED	618 Scott	\$1,200.89	\$608.18
185	159829	(0020-366)	WICHITA COUNTY	600 Scott	Exempt	Exempt
186	159908	(0020-123)	HANES LAND & FARM INC	804 5th	\$222.10	\$112.48
187	159907	(0020-122)	W F T AUTO SALES INC	410 Scott	\$459.92	\$232.92
188	159906	(0020-121)	W F T AUTO SALES INC	408 Scott	\$414.04	\$202.08
189	159905	(0020-120)	JIMENES ALBERT JR	406 Scott	\$172.50	\$87.36
190	159904	(0020-119)	JIMENES ALBERT JR	404 Scott	\$565.46	\$286.37

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TIF4 CWF ID	PARCEL ID	ACCOUNT	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	TOTAL TAXES 2014	COUNTY & CITY TAX PORTION
191	159903	(0020-118)	MISER MICKEY WAYNE	402 Scott	\$742.27	\$375.91
192	160046	(0020-117)	KELLEY PATSY JOYCE	400 Scott	\$1,098.12	\$556.13
193	160085	(0020-002)	WICHITA FALLS CITY OF	306 Scott	Exempt	Exempt
194	160084	(0020-001)	WICHITA FALLS CITY OF	300 Scott	Exempt	Exempt
195	160244	(0010-749)	POND ROBERT L	214 Scott	\$2,410.82	\$1,220.94
196	160243	(0010-748)	KNOWLES KENNETH RAY ESTATE OF	204 Scott	\$462.97	\$234.47
197	160242	(0010-747)	KNOWLES KENNETH RAY ESTATE OF	202 Scott	\$495.54	\$250.96
198	160241	(0010-746)	KNOWLES KENNETH RAY ESTATE OF	200 Scott	\$608.87	\$308.36
199	160323	(0010-676)	WICHITA FALLS BICYCLING CLUB INC	100 Scott	\$1,632.02	\$826.52
200	160324	(0010-677)	WICHITA FALLS CITY OF	805 Front	Exempt	Exempt
201	138629	(2350-007)	SIMMONS JAMES ALLEN	304 N Scott	\$680.14	\$344.45
202	138628	(2350-006)	ROCKING HB INC	316 N Scott	\$1,144.52	\$579.63
203	138627	(2350-005)	ROCKING HB INC	320 N Scott	\$901.66	\$456.64
204	138626	(2350-004)	ROCKING HB INC	322 N Scott	\$139.27	\$70.53
205	160349	(0010-553)	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	400 N Scott	\$692.40	\$350.66
206	160351	(0010-555)	GAONA ARTHUR	408 N Scott	\$959.08	\$485.72
207	160352	(0010-556)	UNITED LAND HOLDINGS LTD	410 N Scott	\$926.91	\$469.43
208	160339	(0010-541)	UNITED LAND HOLDINGS LTD	413 N Scott	\$2,895.85	\$1,466.58
209	160340	(0010-542)	HILL EDDIE ETUX ERCIE	403 N Scott	\$6,705.35	\$3,395.87
210	138623	(2350-001)	HILL EDDIE ETUX ERCIE	319 N Scott	\$324.60	\$164.39
211	138624	(2350-002)	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	715 Wichita	\$217.30	\$110.05
212	108426	(2350-065)	CLAPP HOLDINGS LTD	305 N Scott	\$2,373.82	\$1,202.20
213	138625	(002-01)	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	605 Wichita	\$67.27	\$34.07
214	123873	(4590-003)	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	0 N Scott	\$519.92	\$263.31
215	102084	(003-01)	JIMDON INC	313 N Scott	\$1,103.29	\$558.75
216	105661	(021-01)	WICHITA FALLS CITY OF	616 Front	Exempt	Exempt
217	123877	(4590-008)	BLOCK DIVISION INC	616 Front	\$1,368.44	\$693.04
218	160322	(672-01)	WICHITA FALLS CITY OF	100 Indiana	Exempt	Exempt
219	160321	(0010-670)	MEYER G C & RICHARD MEYER LTD	110 Indiana	\$8,486.66	\$4,298.00
220	160261	(0010-770)	RAMIREZ HERMINA V & CLAUDIO RAMIREZ JR	203 Scott	\$489.92	\$248.12
221	160258	(0010-767)	BENJAMIN CYRIL	207 Scott	\$849.18	\$430.06
222	160255	(0010-764)	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	225 Scott	\$702.29	\$355.67
223	160083	(0010-900)	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	301 Scott	\$381.69	\$193.30
224	160082	(0010-899)	LEATHERWOOD JOANNE H	303 Scott	\$172.50	\$87.36
225	160080	(0010-897)	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	305 Scott	\$363.22	\$183.95
226	160078	(0010-895)	HIGHSMITH FRANCES P ESTATE & VIRGINIA LEE JOINER	313 Scott	\$590.73	\$299.17
227	159921	(0020-137)	WALSER BRIAN K ETUX ELIZABETH D	401 Scott	\$1,076.40	\$545.13
228	159919	(0020-134)	RAMIREZ RAYMUNDO	407 Scott	\$508.66	\$257.61
229	159918	(0020-133)	WHATLEY DAVID LEE	409 Scott	\$799.42	\$404.86
230	159763	(0020-272)	WRIGHT R G LLC	501 Scott	\$4,991.66	\$2,527.98
231	159762	(0020-271)	WRIGHT R G LLC	505 Scott	\$495.99	\$251.19
232	159761	(0020-270)	WRIGHT R G LLC	507 Scott	\$495.99	\$251.19
233	159760	(0020-269)	WRIGHT R G LLC	509 Scott	\$495.99	\$251.19
234	159759	(0020-268)	WRIGHT R G LLC	513 Scott	\$2,932.18	\$1,484.98
235	159704	(0020-386)	WICHITA COUNTY	601 Scott	Exempt	Exempt
236	159555	(0020-550)	BIG BLUE PROPERTIES LLC	701 Scott	\$749.67	\$379.66
237	159549	(0020-544)	BIG BLUE PROPERTIES LLC	719 Scott	\$3,412.65	\$1,28.31
238	105430	(544-01)	BIG BLUE PROPERTIES LLC	712 8th	\$436.93	\$221.28

Wichita County Tax Assessor and Collector's Office - Certified 2014 Tax Amounts – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	TOTAL TAXES 2014	COUNTY & CITY TAX PORTION
239	159531	(0020-690)	WICHITA FALLS CITY OF	815 Scott	Exempt	Exempt
240	159528	(0020-682)	TOBY MARK A	817 Scott	\$1,055.56	\$534.58
241	159527	(0020-681)	AMERICAN NATIONAL BANK	825 Scott	\$6,331.61	\$3,206.59
242	159443	(0020-749)	R C GRAHAM DEVELOPMENT LLC	901 Scott	\$1,141.00	\$577.85
243	159442	(748-01)	WHITE T C & CO INC	905 Scott	\$420.17	\$212.79
244	159441	(0020-748)	WHITE T C & CO INC	907 Scott	\$429.34	\$217.44
245	159440	(0020-747)	SALLIS MURRAY W	917 Scott	\$1,761.54	\$892.12
246	159439	(0020-746)	MILLS FAMILY TRUST	921 Scott	\$1,995.13	\$1,010.42
247	159376	(0020-841)	GRACE ALBERT THOMAS IV	1001 Scott	\$2,014.76	\$1,020.36
248	100272	(843-02)	DAVIDSON TRACY & JACKIE DAVIDSON	717 10th	\$726.18	\$367.77
249	100510	(843-01)	AMERICAN THRIFT	715 10th	\$706.56	\$357.83
250	159378	(0020-843)	JACKSON JERAL W INC DEFINED BENEFIT TRUST	713 10th	\$1,082.69	\$548.32
251	159375	(0020-840)	HUFF TERRY ENTERPRISES INC	1007 Scott	\$1,198.59	\$607.02
252	159374	(0020-839)	HUFF TERRY ENTERPRISES INC	1013 Scott	\$1,240.32	\$628.15
253	159262	(0020-876)	FOIX DANNY	1101 Scott	\$4,176.98	\$2,115.41
254	109006	(0020-875)	FOIX DANNY	1103 Scott	\$430.97	\$218.26
255	159261	(0020-874)	WHITELEY ROBERT	1105 Scott	\$1,899.81	\$1,048.37
256	159260	(873-01)	BAUMER LISA ANN	1111 Scott	\$585.67	\$296.61
257	159259	(0020-873)	BAUMER LISA ANN	706 12th	\$574.97	\$291.19
258	159226	(0030-088)	THORNHILL RUBY	1201 Scott	\$1,877.51	\$950.85
259	159225	(0030-087)	CUMMINGS STEVEN W	1209 Scott	\$1,117.87	\$566.14
260	159224	(0030-086)	CUMMINGS STEVEN W	1213 Scott	\$2,232.10	\$1,130.43
261	159242	(0030-107)	MILLS FAMILY TRUST	1307 Scott	\$2,222.13	\$1,125.38
262	159240	(0030-105)	MILLS FAMILY TRUST	1313 Scott	\$1,122.62	\$568.54
263	159059	(0030-219)	WAC PROPERTIES LEASING LLC	1401 Scott	\$817.01	\$413.77
264	159058	(0030-218)	WAC PROPERTIES LEASING LLC	1403 Scott	\$1,933.64	\$979.28
265	159057	(0030-217)	WICHITA A/C CONDITIONING SUPPLY LLC	1409 Scott	\$76.53	\$38.76
266	159056	(0030-216)	STATE OF TEXAS (ROW)	701 14th	Exempt	Exempt
267	159239	(0030-102)	NUNN BLDG CO	1302 Indiana	\$6,893.07	\$3,490.94
268	159223	(0030-085)	DAILEY CLARENCE R ETUX KAREN S	1208 Indiana	\$608.18	\$308.01
269	159222	(0030-084)	DAILEY CLARENCE R ETUX KAREN S	1206 Indiana	\$1,447.55	\$733.10
270	159221	(0030-083)	SCRIPPS ACQUISITION LP	1204 Indiana	\$593.49	\$300.57
271	159220	(0030-082)	GENUINE PARTS CO	1202 Indiana	\$1,276.39	\$646.42
272	159219	(0030-081)	GOULD TOMMY ETUX JOYCE	1200 Indiana	\$834.99	\$422.87
273	159258	(0020-872)	GENESIS PLACE THE	1108 Indiana	\$2,081.12	\$1,053.97
274	159257	(0020-871)	GENESIS PLACE THE	1106 Indiana	\$367.09	\$185.91
275	159398	(0020-868)	GENESIS PLACE THE	1100 Indiana	\$9,262.44	\$4,690.89
276	159373	(0020-838)	ROGERS JACKIE LEE	1024 Indiana	\$700.85	\$354.94
277	159372	(0020-837)	ROGERS JACKIE LEE	1022 Indiana	\$490.80	\$248.56
278	159371	(0020-836)	BOGAN JACK FAMILY LIMITED PARTNERSHIP TX LP	1008 Indiana	\$1,065.81	\$539.77
279	159370	(0020-835)	BOGAN JACK FAMILY LIMITED PARTNERSHIP TX LP	1004 Indiana	\$257.92	\$145.62
280	159369	(0020-834)	BOGAN JACK FAMILY LIMITED PARTNERSHIP TX LP	1000 Indiana	\$1,960.68	\$992.97
281	159438	(0020-745)	JOHNSON GAIL DR	700 10th	\$1,695.24	\$858.54
282	159437	(0020-744)	ESTELLINE LLC	922 Indiana	\$1,242.10	\$629.05
283	227390	(0020-743)	VECTRA VENTURE LLC	918 Indiana	\$97.62	\$49.44
284	159435	(0020-742)	FUENTES MARGARET	914 Indiana	\$1,728.66	\$875.47
285	159434	(0020-741)	MORENO GUILFREDO & JULIA MORENO	908 Indiana	\$820.76	\$415.67
286	159433	(0020-740)	VECTRA VENTURE LLC	900 Indiana	\$3,620.22	\$1,833.43

Wichita County Tax Assessor and Collector's Office - Certified 2014 Tax Amounts – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	TOTAL TAXES 2014	COUNTY & CITY TAX PORTION
287	159526	(0020-680)	SEWARD EDITH K	824 Indiana	\$3,307.07	\$1,674.84
288	159525	(0020-679)	NARANJO DEREK	822 Indiana	\$1,051.48	\$583.54
289	159524	(0020-678)	SEWARD EDITH K	818 Indiana	\$205.83	104.24
290	102292	(678-01)	HILL PAULA	816 Indiana	\$552.74	\$279.93
291	159523	(0020-677)	WICHITA INVESTMENTS INC	814 Indiana	\$1,460.93	\$739.88
292	159522	(0020-676)	WICHITA TOWER INC	808 Indiana	\$335.97	\$170.15
293	159521	(0020-675)	WICHITA TOWER INC	804 Indiana	\$180.89	\$91.61
294	159520	(0020-674)	WICHITA TOWER INC	800 Indiana	\$7,955.29	\$4,028.89
295	159547	(0020-542)	WICHITA INVESTMENTS INC	728 Indiana	\$2,281.27	\$1,155.33
296	159546	(0020-540)	WICHITA INVESTMENTS INC	724 Indiana	\$771.42	\$390.68
297	159545	(0020-537)	W L L BULIDING INC LEASE WICHITA COUNTY	720 Indiana	Exempt	Exempt
298	159544	(0020-536)	WICHITA COUNTY	710 7th	Exempt	Exempt
299	159698	(0020-380)	MWH GROUP PC	624 Indiana	\$9,665.63	\$4,895.08
300	159696	(0020-377)	VALADEZ BEN JR (L/E)	600 Indiana	\$2,238.70	\$1,133.77
301	159902	(0020-267)	DZIELAWA JAMES W & SANDRA L	524 Indiana	\$194.59	\$98.55
302	159901	(0020-266)	RORABAUGH ROBERT L	508 Indiana	\$258.75	\$131.04
303	159900	(265-04)	RORABAUGH ROBERT L	504 Indiana	\$1,417.77	\$718.02
304	159899	(265-01)	R G WRIGHT LLC	500 Indiana	\$845.32	\$428.11
305	159915	(0020-130)	WARD LARRY DALE	408 Indiana	\$300.54	\$152.21
306	104920	(130-01)	WARD LARRY DALE	406 Indiana	\$91.07	\$46.12
307	159914	(0020-129)	WARD LARRY DALE	404 Indiana	\$578.18	\$292.82
308	159913	(0020-128)	PARKS KEVIN L	402 Indiana	\$559.96	\$283.59
309	159912	(0020-127)	PARKS KEVIN L	400 Indiana	\$86.26	\$43.69
310	160076	(0010-893)	PETERS FAMILY LIMITED PARTNERSHIP	316 Indiana	\$366.24	\$185.48
311	160075	(0010-892)	PETERS FAMILY LIMITED PARTNERSHIP	314 Indiana	\$544.29	\$275.65
312	160074	(0010-891)	PETERS FAMILY LIMITED PARTNERSHIP	300 Indiana	\$1,166.00	\$590.51
313	160254	(0010-763)	WBS REALTY LLC	218 Indiana	\$1,052.01	\$532.78
314	160253	(0010-760)	G T P ACQUISITION PARTNERS II LLC	206 Indiana	\$258.69	\$131.01
315	160252	(0010-758)	GROVES MARVIN L	200 Indiana	\$108,356	\$948.76
316	160315	(0010-661)	MEYER G C & RICHARD MEYER LTD	101 Indiana	\$129.35	\$65.51
317	160314	(0010-660)	COTTERLY GERALD E	105 Indiana	\$156.25	\$79.13
318	160313	(0010-659)	COTTERLY GERALD E	109 Indiana	\$375.30	\$190.07
319	160316	(0010-662)	COTTERLY GERALD E	113 Indiana	\$404.75	\$204.98
320	160317	(0010-663)	BLOCK DIVISION INC	115 Indiana	\$550.33	\$278.71
321	160318	(0010-664)	CARNAHAN JASON	123 Indiana	\$674.14	\$341.41
322	160126	(0010-779)	WADSWORTH DENNIS B	201 Indiana	\$86.26	\$43.69
323	160123	(0010-776)	WADSWORTH DENNIS B	219 Indiana	\$3,623.30	\$1,834.99
324	160073	(0010-890)	KROTTLINGER LYNDA	301 Indiana	\$521.44	\$264.08
325	160072	(0010-886)	SOUTHERN FOODS GROUP LP	325 Indiana	\$1,087.22	\$550.61
326	160071	(0010-885)	OLIVER M W	325 Indiana	\$85.82	\$43.46
327	159928	(0020-144)	WICHITA INVESTMENTS INC TX CORP	417 Indiana	\$1,439.69	\$729.12
328	159898	(0020-264)	WICHITA FALLS BACKDOOR PLAYERS INC	501 Indiana	Exempt	Exempt
329	159897	(0020-263)	MJH HOLDINGS INC	517 Indiana	\$642.54	\$325.41
330	159896	(0020-262)	MJH HOLDINGS INC	521 Indiana	\$247.67	\$125.43
331	159895	(0020-261)	JIMENES ALBERT	618 6th	\$172.50	\$87.36
332	159726	(0020-409)	REED FAMILY PARTNERSHIP LLC	601 Indiana	\$2,976.85	\$1,507.60
333	159725	(0020-408)	DIGITAL DEVIANCE LLC	611 Indiana	\$195.28	\$98.90
334	159722	(0020-405)	DIGITAL DEVIANCE LLC	613 Indiana	\$468.45	\$237.24

Wichita County Tax Assessor and Collector's Office - Certified 2014 Tax Amounts – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	TOTAL TAXES 2014	COUNTY & CITY TAX PORTION
335	159723	(0020-406)	GIOLDASIS SPEROS	615 Indiana	\$161.76	\$81.92
336	159720	(0020-403)	MWH GROUP PC	617 Indiana	\$398.00	\$201.57
337	159719	(0020-402)	HAMMON ABBOTT ANDERSON CANNON PARTNERSHIP	624 7th	\$97.10	\$49.18
338	159717	(0020-400)	MWH GROUP PC	618 7th	\$291.18	\$147.47
339	159716	(0020-399)	WESTERMAN MARIE & CHARLES WESTERMAN	616 7th	\$739.31	\$374.42
340	159715	(0020-398)	CATO SHIRLEY G	614 7th	\$429.71	\$217.62
341	159686	(0020-532)	BINA ROBERT N	613 7th	\$327.51	\$165.86
342	159685	(0020-530)	SCOTT JACOB	615 7th	\$131.96	\$66.83
343	159684	(0020-529)	TUCKER RESOURCES INC	617 7th	\$57.49	\$29.11
344	159683	(0020-528)	TUCKER RESOURCES INC	701 Indiana	\$1,058.11	\$535.87
345	159682	(0020-526)	TUCKER RESOURCES INC TX CORP	709 Indiana	\$1,219.45	\$617.58
346	159681	(0020-525)	DICKINSON JOHN R & DANIEL MAHERN	711 Indiana	\$902.21	\$456.92
347	159680	(0020-524)	PRIDDY PROPERTIES INC	713 Indiana	\$302.31	\$153.10
348	159679	(0020-523)	CAIN KENNETH & DAVID RAYMOND CAIN	717 Indiana	\$1,240.17	\$628.08
349	159675	(0020-518)	WICHITA TOWER INC	727 Indiana	\$647.00	\$327.67
350	103543	(711-01)	WICHITA INVESTMENTS INC	801 Indiana	\$1,192.18	\$603.77
351	159404	(0020-712)	DICKINSON JOHN R & DANIEL MAHERN	615 8th	\$1,444.12	\$738.64
352	159403	(0020-711)	DAYBREAK COMMUNITY SERVICES INC	803 Indiana	\$2,873.36	1455.19%
353	159402	(0020-706)	WICHITA INVESTMENTS INC	809 Indiana	\$1,811.81	\$917.58
354	159401	(0020-705)	WICHITA INVESTMENTS INC	811 Indiana	\$907.41	\$459.55
355	159400	(0020-704)	WICHITA TOWER INC	813 Indiana	\$323.49	\$163.83
356	159399	(0020-703)	WICHITA TOWER INC	817 Indiana	\$323.49	\$163.83
357	159542	(0020-702)	FIRST INDIANA COMPANY LTD	819 Indiana	\$601.81	\$304.78
358	159432	(0020-739)	FIRST INDIANA COMPANY LTD	901 Indiana	\$6,507.12	\$3,295.48
359	159431	(0020-738)	WICHITA INVESTMENTS INC	911 Indiana	\$1,264.79	\$640.54
360	159430	(737-01)	4 KIDZ SAKE OF WICHITA FALLS	915 Indiana	Exempt	Exempt
361	159429	(0020-736)	4 KIDZ SAKE OF WICHITA FALLS	919 Indiana	Exempt	Exempt
362	159427	(0020-735)	4 KIDZ SAKE OF WICHITA FALLS	925 Indiana	Exempt	Exempt
363	159428	(735-01)	BRUNETTE PAUL H & ROBERT R STUART TESTAMENTARY TRUST	927 Indiana	\$2,430.13	\$1,230.72
364	159379	(0020-844)	WICHITA FALLS CITY OF	1001 Indiana	Exempt	Exempt
365	159397	(0020-867)	CARGAL MARY V TRUSTEE ROY V CARGAL SR	1101 Indiana	\$1,373.98	\$695.84
366	159396	(0020-866)	WICHITA FALLS CITY OF	1105 Indiana	Exempt	Exempt
367	159395	(0020-865)	WICHITA GLASS &	1111 Indiana	\$736.69	\$373.09
368	159394	(0020-864)	WICHITA GLASS &	1113 Indiana	\$465.22	\$235.61
369	159236	(0030-098)	LERMA LUZ CONSTRUCTION INC	1201 Indiana	\$601.66	\$304.71
370	159235	(0030-097)	LERMA LUZ CONSTRUCTION INC	1203 Indiana	\$1,054.08	\$533.83
371	159234	(0030-096)	LERMA LUZ CONSTRUCTION INC	1205 Indiana	\$836.10	\$423.44
372	159233	(0030-095)	LERMA LUZ CONSTRUCTION INC	1211 Indiana	\$2,077.52	\$1,052.14
373	159232	(0030-094)	STREICH'S DISTRIBUTING & LEASING CO	1217 Indiana	\$748.28	\$378.96
374	159238	(0030-100)	GARCIA JOE	1301 Indiana	\$27.35	\$13.85
375	105526	(100-01)	GARCIA JOE	1305 Indiana	\$67.84	\$34.36
376	159227	(0030-089)	IRBY TOMMY DON & DONNA L IRBY	601 12th	\$1,927.77	\$978.30
377	159392	(0020-862)	LONE STAR RENTALS AS TEXAS PARTNERSHIP	1110 Ohio	\$403.35	\$204.27
378	159391	(0020-860)	BERARDI TIMOTHY G	1108 Ohio	\$287.61	\$145.66
379	159390	(0020-859)	BERARDI TIMOTHY G	1104 Ohio	\$331.61	\$147.94
380	159389	(0020-858)	ANDERSON'S RADIATOR SHOP INC	605 11th	\$317.79	\$160.94
381	159388	(0020-857)	ANDERSON'S RADIATOR SHOP INC	1100 Ohio	\$905.43	\$458.55
382	159426	(0020-734)	WICHITA FALLS CITY OF	918 Ohio	Exempt	Exempt

Wichita County Tax Assessor and Collector's Office - Certified 2014 Tax Amounts – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	TOTAL TAXES 2014	COUNTY & CITY TAX PORTION
383	159425	(0020-733)	WICHITA FALLS CITY OF	910 Ohio	Exempt	Exempt
384	159424	(0020-732)	WICHITA FALLS CITY OF	908 Ohio	Exempt	Exempt
385	159423	(0020-731)	WICHITA FALLS CITY OF	900 Ohio	Exempt	Exempt
386	159539	(0020-699)	WICHITA FALLS CITY OF	820 Ohio	\$344.46	\$174.45
387	159538	(0020-698)	DAYBREAK COMMUNITY SERVICES INC	816 Ohio	\$214.67	\$108.72
388	159537	(0020-697)	WICHITA TOWER INC	814 Ohio	\$214.67	\$108.72
389	159536	(0020-696)	WICHITA TOWER INC	810 Ohio	\$237.25	\$120.15
390	159532	(0020-692)	608 EIGHTH STREET ENTERPRISES LLC	611 8th	\$2,964.88	\$1,501.54
391	159533	(0020-693)	DWFD ZALES BLDG VISION LLC	800 Ohio	\$491.15	\$188.74
392	159674	(0020-517)	HISTORIC HOLT HOTEL LLC	600 8th	\$37,184.98	18832.03%
393	159661	(0020-505)	BOERMA KEVIN L & MELISSA A BOERMA	609 7th	\$896.85	\$454.20
394	159662	(0020-506)	STRICKLAND L K	607 7th	\$331.16	\$167.71
395	159711	(0020-393)	UNITED LAND HOLDINGS LTD	612 7th	\$433.00	\$219.29
396	159714	(0020-397)	WICHITA FALLS CITY OF TRUSTEE	610 7th	Exempt	Exempt
397	159712	(0020-394)	BOYLAN COOPER A	608 7th	\$328.45	\$166.34
398	159713	(0020-395)	CONFIDENTIAL OWNER	600 7th	\$720.67	\$364.98
399	159710	(0020-392)	EASTERN TREASURES LLC	620 Ohio	\$971.11	\$491.81
400	159709	(0020-391)	HARDY BRENDA	618 Ohio	\$288.54	\$146.13
401	159708	(0020-390)	HARDY BRENDA	616 Ohio	\$288.54	\$146.13
402	159707	(0020-389)	LIM JOSEPH D	612 Ohio	\$1,491.84	\$755.53
403	159706	(0020-388)	WEKSLER INVESTMENT CORP	604 Ohio	\$14.37	\$7.28
404	159705	(0020-387)	WEKSLER INVESTMENT CORP	600 Ohio	\$1,675.43	\$848.51
405	159894	(0020-260)	PETTY CHARLES	600 6th	\$1,070.15	\$541.97
406	159893	(0020-259)	PETTY CHARLES	522 Ohio	\$491.57	\$249.69
407	159892	(0020-258)	VILLALOBOS ALFRED JR	518 Ohio	\$649.67	\$329.02
408	159891	(0020-257)	POWELL RICKY D	506 Ohio	\$1,047.26	\$530.38
409	159890	(0020-255)	MEHAN GARY AUTO PARTS INC	502 Ohio	\$96.58	\$48.91
410	159927	(0020-143)	ROMOSER BRUCE ETUX LINDA	414 Ohio	\$495.06	\$250.72
411	159926	(0020-142)	ROMOSER BRUCE ETUX LINDA	412 Ohio	\$238.43	\$120.75
412	159925	(0020-141)	ROMOSER BRUCE ETUX LINDA	410 Ohio	\$86.26	\$45.69
413	159924	(0020-140)	SERNA LUIS A	408 Ohio	\$56.71	\$28.72
414	159923	(0020-139)	SERNA LUIS A	404 Ohio	\$56.71	\$28.72
415	159922	(0020-138)	RAMIREZ CLAUDIO JR	400 Ohio	\$325.09	\$164.64
416	160070	(0010-884)	SOUTHERN FOODS GROUP LP	312 Ohio	\$811.61	\$411.03
417	160122	(0010-775)	GARZA RICHARD & MARY KATHLEEN GARZA	212 Ohio	\$64.69	\$32.76
418	160121	(0010-774)	GARZA RICHARD & MARY KATHLEEN GARZA	210 Ohio	\$260.52	\$151.94
419	160119	(0010-772)	GARZA RICHARD & MARY KATHLEEN GARZA	208 Ohio	\$197.91	\$100.23
420	160262	(0010-771)	COTTERLY GERALD E	200 Ohio	\$514.95	\$260.79
421	160312	(0010-658)	WICHITA FALLS CITY OF TRUSTEE	601 Front	Exempt	Exempt
422	100003	(0010-004)	WICHITA FALLS STREAMS & VALLEYS INC	400 Bridge	Exempt	Exempt
423	105767	(002-01)	WICHITA FALLS CITY OF	100 Bridge	Exempt	Exempt
424	100001	(0010-002)	CECIL MICHAEL WAYNE	526 Front	\$552.82	\$279.97
425	100002	(0010-003)	ALBUS DOUGLAS ETUX ANNA MARIE	529 Front	\$640.47	\$324.36
426	159888	(0020-252)	WICHITA FALLS CITY OF TRUSTEE	522 6th	Exempt	Exempt
427	159889	(0020-253)	WICHITA FALLS CITY OF TRUSTEE	500 6th	Exempt	Exempt
428	159732	(0020-417)	GORDON ROBERT B ETUX BRIGIDA	601 Ohio	\$1,782.60	\$989.01
429	159731	(0020-416)	VALADEZ BEN JR (L/E)	605 Ohio	\$167.05	\$84.60
430	159730	(0020-414)	WALSER BRIAN K ETUX ELIZABETH D	617 Ohio	\$3,028.70	\$1,533.86



Wichita County Tax Assessor and Collector's Office - Certified 2014 Tax Amounts – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	TOTAL TAXES 2014	COUNTY & CITY TAX PORTION
431	159729	(0020-412)	GRAHAM R C INC	623 Ohio	\$90.72	\$45.94
432	159728	(0020-411)	GRAHAM R C INC	534 7th	\$7,542.78	\$3,819.98
433	159727	(0020-410)	GROVES MARVIN L	504 7th	\$1,490.85	\$755.03
434	159644	(0020-487)	MARKS MICHEL, LILA SMITH, ROSE MARCUS	503 7th	\$28.75	\$14.56
435	159643	(0020-486)	LITTTLEST SKYSCRAPER LLC	507 7th	\$14.37	\$7.28
436	159642	(0020-485)	LITTTLEST SKYSCRAPER LLC	509 7th	\$19.13	\$9.69
437	159641	(0020-484)	LITTTLEST SKYSCRAPER LLC	511 7th	\$1,442.26	\$730.42
438	159659	(0020-503)	TRAJAN LLC	701 Ohio	\$1,531.19	\$775.46
439	159652	(0020-496)	VECTRA VENTURE LLC	717 Ohio	\$1,123.67	\$576.94
440	159646	(0020-490)	WICHITA FALLS CITY OF	725 Ohio	Exempt	Exempt
441	159645	(0020-489)	CARGAL MARY V	500 8th	\$2,594.23	\$1,313.83
442	159406	(716-02)	WICHITA FALLS CITY OF	501 8th	Exempt	Exempt
443	159405	(0020-715)	JMWJR PROPERTIES LLC	503 8th	\$4,597.01	\$2,328.12
444	159416	(0020-725)	JMWJR PROPERTIES LLC	505 8th	\$111.88	\$56.66
445	159417	(0020-726)	WICHITA FALLS CITY OF	507 8th	Exempt	Exempt
446	159415	(0020-724)	WICHITA COUNTY HERITAGE SOCIETY	801 Ohio	Exempt	Exempt
447	159414	(0020-723)	WICHITA COUNTY HERITAGE SOCIETY	805 Ohio	\$25.90	\$13.12
448	159413	(0020-722)	WICHITA COUNTY HERITAGE SOCIETY	807 Ohio	Exempt	Exempt
449	159412	(0020-721)	MOSHER STEVEN	809 Ohio	\$870.36	\$440.79
450	159411	(0020-719)	CLAY DIANE T	815 Ohio	\$1,325.43	\$671.25
451	159410	(0020-718)	BRANCH ENTERPRISES LLC	817 Ohio	\$1,535.85	\$777.82
452	159409	(717-01)	WICHITA FALLS CITY OF	823 Ohio	Exempt	Exempt
453	159408	(0020-717)	WICHITA FALLS CITY OF	825 Ohio	Exempt	Exempt
454	159421	(0020-729)	WILSON HERMAN & GREGORY R WILSON	500 10th	\$2,911.82	\$649.87
455	159422	(0020-730)	BKW PROPERTIES LLC	901 Ohio	\$2,718.60	\$689.37
456	159383	(0020-850)	SOELL J ERWIN	1009 Ohio	\$776.72	\$393.36
457	159382	(0020-849)	MILLER JAMES	1015 Ohio	\$814.73	\$412.61
458	106011	(856-01)	WICHITA PIPE & SUPPLY CO INC	1011 Ohio	\$120.71	\$61.13
459	159387	(0020-856)	WICHITA PIPE & SUPPLY CO INC	1101 Ohio	\$3,255.95	\$1,648.95
460	159386	(0020-855)	LONE STAR RENTALS AS TEXAS PARTNERSHIP	1103 Ohio	\$750.29	\$379.98
461	159385	(0020-854)	IRBY TOMMY DON & DONNA L IRBY	1105 Ohio	\$447.35	\$226.56
462	159237	(098-01)	IRBY TOMMY DON & DONNA L IRBY	1201 Ohio	\$63.44	\$32.13
463	159384	(0020-853)	LONE STAR RENTALS AS TEXAS PARTNERSHIP	502 12th	\$1,469.99	\$744.46
464	147052	(1250-036)	HORWITZ GERALDINE FAYE ET AL	201 N Mill	\$7.66	\$3.88
465	147053	(1250-037)	ARCO TV RENTAL & SALES INC	203 N Mill	\$158.21	\$80.12
466	147060	(1250-048)	STATE OF TEXAS (ROW)	208 Lake	Exempt	Exempt
467	147059	(1250-047)	STATE OF TEXAS (ROW)	208 Lake	Exempt	Exempt
468	147058	(1250-046)	STATE OF TEXAS (ROW)	208 Lake	Exempt	Exempt
469	147054	(1250-041)	PERKINS-PROTHRO FDN	313 N Mill	\$3.30	\$1.67
470	147055	(1250-042)	WICHITA FALLS CITY OF	315 N Mill	Exempt	Exempt
471	147057	(1250-044)	WICHITA FALLS CITY OF	317 N Mill	Exempt	Exempt
472	147056	(1250-043)	WICHITA FALLS CITY OF	319 N Mill	Exempt	Exempt
473	159639	(0020-476)	SALVATION ARMY	403 7th	Exempt	Exempt
474	159738	(0020-427)	MOTE A V ETUX FRANCES	406 6th	\$497.25	\$251.83
475	159887	(250-02)	FIRST CAPITAL BANK	501 Michigan	\$117.92	\$59.72
476	159883	(0020-248)	WICHITA FALLS CITY OF TRUSTEE	404 6th	Exempt	Exempt
477	159882	(0020-247)	PALACIOS EDWARD	512 Lee	\$195.97	\$99.25
478	159881	(0020-246)	PALACIOS EDWARD	508 Lee	\$356.45	\$180.52



Wichita County Tax Assessor and Collector's Office - Certified 2014 Tax Amounts – TIF #4

TIF4 CWF ID	PARCEL ID	ACCOUNT	PROPERTY OWNER OF RECORD	PROPERTY ADDRESS	TOTAL TAXES 2014	COUNTY & CITY TAX PORTION
479	159880	(0020-245)	MORRIS VAN LINES INC	506 Lee	\$11.50	\$9.83
480	159877	(0020-242)	FIRST CAPITAL BANK	500 Lee	\$175.99	\$89.13
481	159935	(0020-152)	FIRST CAPITAL BANK	400 5th	\$451.64	\$228.70
482	159934	(0020-151)	ALANIZ JOSE ETUX BEATRICE	410 Lee	\$394.59	\$394.59
483	159932	(0020-149)	SAYOUN SUSAN RAE	406 Lee	\$11.50	\$5.83
484	159931	(0020-148)	WICHITA FALLS CITY OF TRUSTEE	404 Lee	Exempt	Exempt
485	159930	(0020-147)	GREEN JAMES E	402 Lee	\$73.86	\$73.86
486	159951	(0020-168)	FLORES JUAN N SR & ROSALINDA S FLORES	403 Lee	\$325.92	\$165.06
487	159950	(0020-167)	SILVA RAYMOND SR (L/E)	405 Lee	\$504.84	\$295.91
488	159949	(0020-166)	IBARRA ANGELINA SILVA	409 Lee	\$587.45	\$297.51
489	159948	(0020-164)	MT CALVARY METHODIST	411 Lee	Exempt	Exempt
490	159876	(0020-241)	VENEGAS GREGORIO ETUX JUANITA	501 Lee	\$326.41	\$165.31
491	159875	(0020-240)	CARRERA AMELIA TALAVERA	503 Lee	\$120.41	\$120.41
492	160127	(0010-780)	NORTH CENTRAL TEXAS COMMUNITY HEALTH CARE CENTER	206 Michigan	Exempt	Exempt
493	160309	(0010-654)	GARCIA PROPERTIES & MANAGEMENT LLC	106 Michigan	\$454.20	\$230.03
494	160310	(0010-655)	COX JIMMY C	501 Front	\$153.29	\$77.63
495	160305	(0010-650)	MORRIS JIM	423 Front	\$109.78	\$55.60
496	160304	(0010-649)	DAVIS VELDA	417 Front	\$119.46	\$60.50
497	160306	(0010-651)	PERRY CLARENCE JR	107 Michigan	\$351.57	\$230.58
498	160307	(0010-652)	WICHITA FALLS CITY OF TRUSTEE	109 Michigan	Exempt	Exempt
499	160308	(653-01)	WEST IVORY	406 2nd	\$329.57	\$166.91
500	227407	(0010-641)	NORTH CENTRAL TEXAS COMMUNITY HEALTH CARE CENTER	400 2nd	Exempt	Exempt
501	160298	(0010-643)	ESPINO ROSENDO & AGUSTIN ESPINO	108 Lee	\$139.13	\$139.13
502	160299	(0010-644)	DELGADILLO ALEJANDRO FLORES	106 Lee	\$98.43	\$49.85
503	160303	(0010-648)	SOTO MANUEL	407 Front	\$703.82	\$442.67
504	160301	(0010-646)	SOTO MANUEL	403 Front	\$107.49	\$54.44
505	160300	(0010-645)	SOTO MANUEL	401 Front	\$11.50	\$5.83
506	160291	(0010-635)	CANALES MAURO	107 Lee	\$57.03	\$28.88
507	160288	(0010-633)	MOSES THOMAS	317 Front	\$253.96	\$253.96
508	160290	(0010-634)	MOSES THOMAS ETUX LAURA JEAN	105 Lee	\$7.33	\$3.71
509	160293	(0010-637)	TREVINO ANTONIO	101 Lee	\$331.45	\$187.86
510	138572	(2360-025)	MOLINA ROBERT JR ETUX SENAIDA	322 Front	\$414.26	\$414.26
511	106010	(001-01)	WICHITA FALLS CITY OF	400 Front	Exempt	Exempt
512	105631	(017-01)	WICHITA FALLS CITY OF	426 Front	Exempt	Exempt
513	138564	(2360-017)	FIRST NATIONAL BANK OF WICHITA FALLS	426 Front	\$1,174.19	\$594.66
514	138559	(2360-012)	FIRST NATIONAL BANK OF WICHITA FALLS	29 Bridge	\$70.79	\$35.85
515	138560	(2360-013)	FIRST NATIONAL BANK OF WICHITA FALLS	27 Bridge	\$106.15	\$53.76
516	107287	(014-01)	LOVETT JOEY	25 Bridge	\$25.37	\$12.85
517	138562	(2360-015)	LOVETT JOHN HENRY	17 Bridge	\$489.29	\$247.80
518	138563	(2360-016)	WICHITA FALLS CITY OF	9 Bridge	Exempt	Exempt
519	138554	(2360-007)	WICHITA FALLS CITY OF	503 Wichita	Exempt	Exempt
520	138555	(2360-008)	WICHITA FALLS CITY OF	501 Wichita	Exempt	Exempt
521	138556	(2360-009)	WICHITA FALLS CITY OF	501 Wichita	\$13.80	\$6.99
522	138557	(2360-010)	WICHITA FALLS CITY OF TRUSTEE	415 Wichita	Exempt	Exempt
523	138558	(2360-011)	TXU ELECTRIC DELIVERY CO	413 Wichita	\$2.76	\$1.40
524	100000	(0010-001)	WICHITA FALLS CITY OF	405 Wichita	Exempt	Exempt
525	160478	(0010-526)	VILLARREAL MARIA GETVIR ROGELIO L	400 Wichita	\$787.15	\$484.87
526	160335	(0010-530)	PETERSON LEE ROY	412 N MLK Jr	\$565.66	\$286.47

## Wichita County Tax Assessor and Collector's Office - Certified 2014 Tax Amounts – TIF #4

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